Statement of Information

# Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

## Property offered for sale

| | |
|---|---|
| Address<br>Including suburb and postcode | 9/21 POTTER STREET DANDENONG VIC 3175 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Single Price | $349,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $468,000 | Property type | Unit | Suburb | Dandenong |
| Period-from | 01 Sep 2024 | to | 31 Aug 2025 | Source | Cotality |

## Comparable property sales (*Delete A or B below as applicable)

**A*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 6/19 POTTER STREET DANDENONG VIC 3175 | $325,000 | 13-Sep-25 |
| 8/21 POTTER STREET DANDENONG VIC 3175 | $295,500 | 10-Jul-25 |
| 2/21 POTTER STREET DANDENONG VIC 3175 | $330,000 | 14-Jul-25 |

OR

**B*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 September 2025

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**6/19 POTTER STREET DANDENONG VIC 3175**

2 1 1

Sold Price RS **$325,000** UN Sold Date **13-Sep-25**

Distance **0.03km**

**8/21 POTTER STREET DANDENONG VIC 3175**

2 1 1

Sold Price **$295,500** Sold Date **10-Jul-25**

Distance **0km**

**2/21 POTTER STREET DANDENONG VIC 3175**

2 1 1

Sold Price **$330,000** Sold Date **14-Jul-25**

Distance **0km**

**RS** = Recent sale **UN** = Undisclosed Sale

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