

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
Including suburb and
postcode

62/35 DAVID 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

or range
between

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$467,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Oct 2024

to

30 Sep 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

58/35 DAVID STREET DANDENONG VIC 3175	\$542,000	18-Oct-25
34/35 DAVID STREET DANDENONG VIC 3175	\$531,000	29-Aug-25
72/35 DAVID STREET DANDENONG VIC 3175	\$526,500	21-Aug-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: 27 October 2025


**58/35 DAVID STREET
DANDENONG VIC 3175**

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 Sold Price ^{RS} **\$542,000** Sold Date **18-Oct-25**

 Distance **0km**

**34/35 DAVID STREET
DANDENONG VIC 3175**

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 Sold Price **\$531,000** Sold Date **29-Aug-25**

 Distance **0km**

**72/35 DAVID STREET
DANDENONG VIC 3175**

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 Sold Price **\$526,500** Sold Date **21-Aug-25**

 Distance **0km**

**10/35 DAVID STREET
DANDENONG VIC 3175**

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 Sold Price **\$519,000** Sold Date **11-Jun-25**

 Distance **0km**

**2/52 ANN STREET DANDENONG
VIC 3175**

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 Sold Price ^{RS} **\$552,000** Sold Date **11-Sep-25**

 Distance **0.93km**

**1/2 HOPKINS STREET DANDENONG
VIC 3175**

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 Sold Price ^{RS} **\$565,000** Sold Date **18-Sep-25**

 Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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