

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

13/3 CLOSE AVENUE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2025

to

31 Jan 2026

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

7/3 CLOSE AVENUE DANDENONG VIC 3175	\$425,000	13-Nov-25
8/3 CLOSE AVENUE DANDENONG VIC 3175	\$427,000	25-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: 13 February 2026



**7/3 CLOSE AVENUE DANDENONG
VIC 3175**

Sold Price

\$425,000

Sold Date

13-Nov-25



3



2



1

Distance

0km



**8/3 CLOSE AVENUE DANDENONG
VIC 3175**

Sold Price

\$427,000

Sold Date

25-Aug-25



3



2



1

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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