

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

1/41 PICKETT 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

\$590,000

&

\$649,000

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

4/41-43 JONES ROAD DANDENONG VIC 3175	\$645,000	27-Sep-25
20 EVERITT STREET DANDENONG VIC 3175	\$640,000	26-Nov-25
1/12 MASTERS STREET DANDENONG VIC 3175	\$610,000	07-Oct-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: 17 February 2026



**4/41-43 JONES ROAD
DANDENONG VIC 3175**

 3
  2
  2

Sold Price **\$645,000** Sold Date **27-Sep-25**

Distance **0.8km**



**20 EVERITT STREET DANDENONG
VIC 3175**

 3
  2
  1

Sold Price **\$640,000** Sold Date **26-Nov-25**

Distance **0.88km**



**1/12 MASTERS STREET
DANDENONG VIC 3175**

 3
  2
  1

Sold Price **\$610,000** Sold Date **07-Oct-25**

Distance **1.42km**

RS = Recent sale UN = Undisclosed Sale

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