

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

4/11 BRUCE 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

\$600,000

&

\$660,000

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

1/12 MASTERS STREET DANDENONG VIC 3175	\$610,000	07-Oct-25
4/30 JONES ROAD DANDENONG VIC 3175	\$643,000	21-Oct-25
2/19 JANICE GROVE DANDENONG VIC 3175	\$630,000	13-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.~~

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

 3  2  1

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

Distance **1.37km**



**4/30 JONES ROAD DANDENONG
VIC 3175**

 3  2  2

Sold Price **\$643,000** Sold Date **21-Oct-25**

Distance **1.46km**



**2/19 JANICE GROVE DANDENONG
VIC 3175**

 3  2  1

Sold Price **\$630,000** Sold Date **13-Oct-25**

Distance **1.56km**

RS = Recent sale UN = Undisclosed Sale

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