

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

1/78 HERBERT 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2025

to

28 Feb 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

1/33 NEW STREET DANDENONG VIC 3175	\$670,000	09-Dec-25
2/33 NEW STREET DANDENONG VIC 3175	\$670,000	09-Dec-25
91 ANN STREET DANDENONG VIC 3175	\$688,000	18-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: 05 March 2026


**1/33 NEW STREET DANDENONG
VIC 3175**
 3  2  1

Sold Price

\$670,000

Sold Date **09-Dec-25**

Distance **0.99km**

**2/33 NEW STREET DANDENONG
VIC 3175**
 3  2  1

Sold Price

Sold Date **09-Dec-25**

Distance **0.99km**

**91 ANN STREET DANDENONG VIC
3175**
 3  1  1

Sold Price

\$688,000

Sold Date **18-Oct-25**

Distance **0.42km**
RS = Recent sale

UN = Undisclosed Sale

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