

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

3/35-37 STUD ROAD 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

\$335,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 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

10/16 RODD STREET DANDENONG VIC 3175	365000	10-Mar-26
5/20 CLOSE AVENUE DANDENONG VIC 3175	345000	19-Dec-25
11/61-63 CLOW STREET DANDENONG VIC 3175	347000	06-Jan-26

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: 07 May 2026



10/16 RODD STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

365000

Sold Date

10-Mar-26

Distance

1.03km



5/20 CLOSE AVENUE DANDENONG VIC 3175

 2
  1
  1

Sold Price

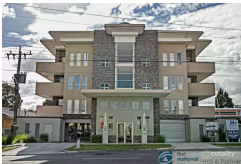
345000

Sold Date

19-Dec-25

Distance

1.09km



11/61-63 CLOW STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

347000

Sold Date

06-Jan-26

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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