

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

7/60-62 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2025

to

31 May 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

10/60-62 HERBERT STREET DANDENONG VIC 3175	\$375,000	19-Dec-25
6/23 EDITH STREET DANDENONG VIC 3175	\$375,000	10-Feb-26
13/57 CLOW STREET DANDENONG VIC 3175	\$380,000	30-Mar-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: 10 June 2026



**10/60-62 HERBERT STREET
DANDENONG VIC 3175**

Sold Price **\$375,000** Sold Date **19-Dec-25**

 2  1  1

Distance **0km**



**6/23 EDITH STREET DANDENONG
VIC 3175**

Sold Price

Sold Date **10-Feb-26**

 2  1  1

Distance **0.14km**



**13/57 CLOW STREET DANDENONG
VIC 3175**

Sold Price

^{RS} **\$380,000** Sold Date **30-Mar-26**

 2  1  1

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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