

## 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

2/11 ADELAIDE STREET DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### 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

73/20 ROBERTA STREET DANDENONG VIC 3175	\$520,000	06-Mar-26
2/8 COLEMAN COURT DANDENONG NORTH VIC 3175	\$520,000	12-Feb-26
2/89 GLADSTONE ROAD DANDENONG VIC 3175	\$545,000	18-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

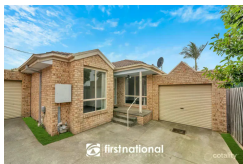

**73/20 ROBERTA STREET  
DANDENONG VIC 3175**
 2    1    1

 Sold Price      **\$520,000**    Sold Date    **06-Mar-26**

 Distance      **0.86km**

**2/8 COLEMAN COURT  
DANDENONG NORTH VIC 3175**
 2    1    1

 Sold Price                                    Sold Date    **12-Feb-26**

 Distance      **1.46km**

**2/89 GLADSTONE ROAD  
DANDENONG VIC 3175**
 3    1    1

 Sold Price      **\$545,000**    Sold Date    **18-Mar-26**

 Distance      **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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