

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

2/14 WALLACE AVENUE 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,080

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2025

to

30 Jun 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

6/41-43 JONES ROAD DANDENONG VIC 3175	\$575,000	15-Apr-26
1/24 WILMA AVENUE DANDENONG VIC 3175	\$590,000	10-Mar-26
2/16 GWENDA STREET DANDENONG VIC 3175	\$630,000	02-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: 09 July 2026



**6/41-43 JONES ROAD
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$575,000** Sold Date **15-Apr-26**

Distance **0.57km**



**1/24 WILMA AVENUE
DANDENONG VIC 3175**

 2  2  1

Sold Price **\$590,000** Sold Date **10-Mar-26**

Distance **0.84km**



**2/16 GWENDA STREET
DANDENONG VIC 3175**

 2  2  2

Sold Price **\$630,000** Sold Date **02-Mar-26**

Distance **0.97km**

RS = Recent sale **UN** = Undisclosed Sale

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