

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

7/9-11 WELLER 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

\$320,000

&

\$352,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2025

to

31 Aug 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

7/37 HEMMINGS STREET DANDENONG VIC 3175	\$336,500	28-Jul-26
2/16 RODD STREET DANDENONG VIC 3175	\$345,000	16-Mar-26
4/1 KEYS STREET DANDENONG VIC 3175	\$325,000	27-Aug-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: 08 September 2026



**7/37 HEMMINGS STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$336,500** Sold Date **28-Jul-26**

Distance **0.13km**



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

2 1 1

Sold Price **\$345,000** Sold Date **16-Mar-26**

Distance **0.34km**



**4/1 KEYS STREET DANDENONG
VIC 3175**

2 1 1

Sold Price ^{RS} **\$325,000** Sold Date **27-Aug-26**

Distance **0.31km**

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

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