

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

1/28 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

\$460,000

&

\$506,000

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

5/10 MACPHERSON STREET DANDENONG VIC 3175	\$460,000	22-Jun-26
2/16 ROBERT STREET DANDENONG VIC 3175	\$468,000	26-Apr-26
11/35 HERBERT STREET DANDENONG VIC 3175	\$473,000	11-Apr-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: 14 September 2026


**5/10 MACPHERSON STREET
DANDENONG VIC 3175**
 2  1  1

Sold Price **\$460,000** Sold Date **22-Jun-26**

Distance **0.51km**

**2/16 ROBERT STREET
DANDENONG VIC 3175**
 2  1  1

Sold Price **\$468,000** Sold Date **26-Apr-26**

Distance **0.37km**

**11/35 HERBERT STREET
DANDENONG VIC 3175**
 2  1  1

Sold Price **\$473,000** Sold Date **11-Apr-26**

Distance **0.75km**
RS = Recent sale

UN = Undisclosed Sale

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