

## 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

1C HIGH 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Townhouse

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 55 WEDGE STREET DANDENONG VIC 3175       | \$650,000 | 06-Aug-26 |
| 1/89 LANGHORNE STREET DANDENONG VIC 3175 | \$650,000 | 27-Jul-26 |
| 9A WEDGE STREET DANDENONG VIC 3175       | \$665,000 | 18-Jul-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: 21 September 2026


**55 WEDGE STREET DANDENONG  
VIC 3175**
 3  2  1

Sold Price

<sup>RS</sup>
**\$650,000**

Sold Date **06-Aug-26**

Distance

**1.76km**

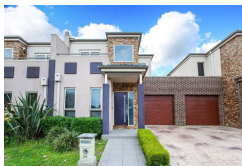
**1/89 LANGHORNE STREET  
DANDENONG VIC 3175**
 3  2  1

Sold Price

**\$650,000**

Sold Date **27-Jul-26**

Distance

**1.68km**

**9A WEDGE STREET DANDENONG  
VIC 3175**
 4  2  1

Sold Price

**\$665,000**

Sold Date **18-Jul-26**

Distance

**1.75km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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