

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

10/39 SCOTT 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

\$299,000

&

\$328,900

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

6/26-28 MACPHERSON STREET DANDENONG VIC 3175	\$297,000	18-Aug-26
24/116 PRINCES HIGHWAY DANDENONG VIC 3175	\$320,000	03-Sep-26
7/21 POTTER STREET DANDENONG VIC 3175	\$325,000	04-May-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: 28 September 2026

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**6/26-28 MACPHERSON STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$297,000** Sold Date **18-Aug-26**

Distance **1.34km**

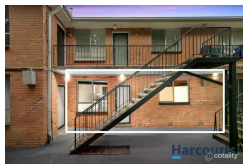


**24/116 PRINCES HIGHWAY
DANDENONG VIC 3175**

 2  1  -

Sold Price ^{RS} **\$320,000** Sold Date **03-Sep-26**

Distance **0.99km**



**7/21 POTTER STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price **\$325,000** Sold Date **04-May-26**

Distance **0.46km**

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

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