

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

1/46 KING 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

&

\$340,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2025

to

31 Jul 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

12/38 KING STREET DANDENONG VIC 3175	\$340,000	27-Apr-26
7/21 POTTER STREET DANDENONG VIC 3175	\$325,000	04-May-26
8/12 STUD ROAD DANDENONG VIC 3175	\$330,000	24-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: 20 August 2026

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**12/38 KING STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

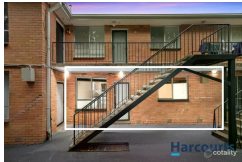
\$340,000

Sold Date

27-Apr-26

Distance

0.08km



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

 2  1  1

Sold Price

\$325,000

Sold Date

04-May-26

Distance

1.33km



**8/12 STUD ROAD DANDENONG VIC
3175**

 2  1  -

Sold Price

\$330,000

Sold Date

24-Apr-26

Distance

0.12km



**2/20 CLOSE AVENUE
DANDENONG VIC 3175**

 2  1  -

Sold Price

\$350,000

Sold Date

17-Jun-26

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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