

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

1/69 HERBERT 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

\$690,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jun 2025

to

31 May 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

2/48-50 ANN STREET DANDENONG VIC 3175	\$620,000	13-Jan-26
3/48-50 ANN STREET DANDENONG VIC 3175	\$645,000	23-Dec-25
4/48-50 ANN STREET DANDENONG VIC 3175	\$645,000	24-Feb-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: 01 June 2026


**2/48-50 ANN STREET
DANDENONG VIC 3175**
 2
  1
  1

 Sold Price **\$620,000** Sold Date **13-Jan-26**

 Distance **0.21km**

**3/48-50 ANN STREET
DANDENONG VIC 3175**
 2
  1
  1

 Sold Price **\$645,000** Sold Date **23-Dec-25**

 Distance **0.21km**

**4/48-50 ANN STREET
DANDENONG VIC 3175**
 2
  1
  1

 Sold Price Sold Date **24-Feb-26**

 Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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