

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

8 MARION 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Feb 2025

to

31 Jan 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

2/16 GLORIA AVENUE DANDENONG NORTH VIC 3175	\$545,000	21-Feb-26
2/34 HEMMINGS STREET DANDENONG VIC 3175	\$580,000	17-Feb-26
89A HAMMOND ROAD DANDENONG VIC 3175	\$605,000	13-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: 25 February 2026



**2/16 GLORIA AVENUE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price ^{RS} **\$545,000** Sold Date **21-Feb-26**

Distance **1.98km**

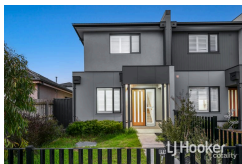


**2/34 HEMMINGS STREET
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **17-Feb-26**

Distance **0.4km**



**89A HAMMOND ROAD
DANDENONG VIC 3175**

2 2 1

Sold Price ^{RS} **\$605,000** Sold Date **13-Feb-26**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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