

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

3/21 MACPHERSON 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

\$550,000

&

\$600,000

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

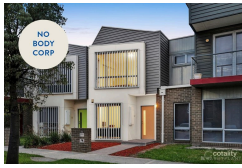
Date of sale

30 BASSETT STREET DANDENONG VIC 3175	\$585,000	28-Nov-25
6/41-43 BRUCE STREET DANDENONG VIC 3175	\$540,000	18-Oct-25
20 EVERITT STREET DANDENONG VIC 3175	\$640,000	26-Nov-25

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



30 BASSETT STREET DANDENONG Sold Price

\$585,000 Sold Date **28-Nov-25**

3 1 1

Distance **1.92km**



6/41-43 BRUCE STREET
DANDENONG VIC 3175

Sold Price

\$540,000 Sold Date **18-Oct-25**

3 1 1

Distance **1.06km**



20 EVERITT STREET DANDENONG Sold Price

\$640,000 Sold Date **26-Nov-25**

3 2 1

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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