

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

9/3 CLOSE AVENUE 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

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2025

to

31 Mar 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

15/3 CLOSE AVENUE DANDENONG VIC 3175	\$354,000	20-Jan-26
2/39 SCOTT STREET DANDENONG VIC 3175	\$400,000	23-Mar-26
12/69 CLOW STREET DANDENONG VIC 3175	\$370,000	06-Mar-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: 27 April 2026



15/3 CLOSE AVENUE DANDENONG Sold Price

\$354,000 Sold Date **20-Jan-26**

 2  1  1

Distance **0km**



2/39 SCOTT STREET DANDENONG Sold Price

^{RS} **\$400,000** Sold Date **23-Mar-26**

 2  1  1

Distance **0.4km**



12/69 CLOW STREET DANDENONG Sold Price

^{RS} **\$370,000** Sold Date **06-Mar-26**

 2  1  1

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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