

# 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 2/53 Cleeland Street, Dandenong Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$600,000 Property Type Townhouse Suburb Dandenong

Period - From 26/02/2025 to 25/02/2026 Source Property Data

### 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 six 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
1	1b/111 Mccrae St DANDENONG 3175	\$670,000	07/02/2026
2	4/30 Jones Rd DANDENONG 3175	\$643,000	07/11/2025
3	11 Jolly St DANDENONG 3175	\$687,000	06/11/2025

**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 six months.~~

This Statement of Information was prepared on: 26/02/2026 14:10

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3 2 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**  
\$640,000 - \$700,000  
**Median Townhouse Price**  
26/02/2025 - 25/02/2026: \$600,000

## Comparable Properties



**1b/111 Mccrae St DANDENONG 3175 (REI)**

Agent Comments

3 2 2

**Price:** \$670,000

**Method:** Auction Sale

**Date:** 07/02/2026

**Property Type:** Townhouse (Res)



**4/30 Jones Rd DANDENONG 3175 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$643,000

**Method:** Private Sale

**Date:** 07/11/2025

**Property Type:** Townhouse (Single)



**11 Jolly St DANDENONG 3175 (REI/VG)**

Agent Comments

3 2 2

**Price:** \$687,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Townhouse (Res)

**Land Size:** 173 sqm approx

Account - Jellis Craig | P: 03 88498088



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