

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

8/52-54 KING GEORGE PARADE 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

\$440,000

&

\$480,000

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

1/8 MARKET STREET DANDENONG VIC 3175	\$451,000	12-Jan-26
5/49 CHANDLER ROAD NOBLE PARK VIC 3174	\$465,000	25-Oct-25
2/89 ANN STREET DANDENONG VIC 3175	\$480,000	27-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: 27 February 2026



**1/8 MARKET STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

^{RS} **\$451,000**

Sold Date

12-Jan-26

Distance

1.69km



**5/49 CHANDLER ROAD NOBLE
PARK VIC 3174**

 2  1  1

Sold Price

\$465,000

Sold Date

25-Oct-25

Distance

1.34km



**2/89 ANN STREET DANDENONG
VIC 3175**

 2  1  1

Sold Price

\$480,000

Sold Date

27-Nov-25

Distance

1.99km

RS = Recent sale

UN = Undisclosed Sale

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