

## 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

3/28 OLIVE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2025

to

28 Feb 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

1/47 STUD ROAD DANDENONG VIC 3175	\$420,000	26-Mar-25
2/5 CARROLL AVENUE DANDENONG VIC 3175	\$420,000	20-Jan-25
4/57-59 CLEELAND STREET DANDENONG VIC 3175	\$425,000	18-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: 05 March 2026



**OBrien Real Estate**

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**1/47 STUD ROAD DANDENONG VIC 3175**

2 1 1

Sold Price **\$420,000** Sold Date **26-Mar-25**

Distance **0.17km**



**2/5 CARROLL AVENUE  
DANDENONG VIC 3175**

2 1 1

Sold Price

Sold Date **20-Jan-25**

Distance **0.37km**



**4/57-59 CLEELAND STREET  
DANDENONG VIC 3175**

2 1 1

Sold Price

<sup>RS</sup> **\$425,000** Sold Date **18-Feb-26**

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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