

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

16/12 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

\$360,000

or range
between

&

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

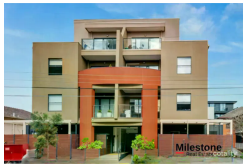
Date of sale

15/3 CLOSE AVENUE DANDENONG VIC 3175	\$354,000	30-Jan-26
5/20 CLOSE AVENUE DANDENONG VIC 3175	\$345,000	19-Dec-25
3/20 CLOSE AVENUE DANDENONG VIC 3175	\$340,000	16-Sep-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: 16 February 2026



15/3 CLOSE AVENUE DANDENONG VIC 3175 Sold Price ^{RS} **\$354,000** Sold Date **30-Jan-26**
 Distance **0.15km**

2 1 1



5/20 CLOSE AVENUE DANDENONG VIC 3175 Sold Price **\$345,000** Sold Date **19-Dec-25**
 Distance **0.07km**

2 1 1



3/20 CLOSE AVENUE DANDENONG VIC 3175 Sold Price **\$340,000** Sold Date **16-Sep-25**
 Distance **0.07km**

2 1 1

RS = Recent sale **UN** = Undisclosed Sale

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