

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	4/139 Princes Highway Dandenong, 3175
---	---------------------------------------

### Indicative selling price

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

Range between	\$470,000 & \$510,000
---------------	-----------------------

### Median sale price

Median price	\$450,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	20-Feb-2025	to	16-Feb-2026	Source	REA

### Comparable property sales

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	37 Alex Scott Way, Dandenong, Vic 3175	\$485,000	16-Feb-2026
2	3/24 Jones Road, Dandenong, Vic 3175	\$510,000	28-Nov-2025
3	4/13 Belfort Street, Dandenong, Vic 3175	\$520,000	29-Sep-2025

This statement of information was prepared on 16-Feb-2026 at 1:26:48 PM AEDT