

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

6/10-12 JAMES STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2025

to

31 Dec 2025

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

2/22 JAMES STREET DANDENONG VIC 3175	\$665,000	01-Dec-24
77/35 DAVID STREET DANDENONG VIC 3175	\$657,000	30-Sep-25
1/13 PURDY AVENUE DANDENONG VIC 3175	\$668,000	06-Dec-24

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 January 2026



**2/22 JAMES STREET DANDENONG
VIC 3175**

 3  2  1

Sold Price

\$665,000

Sold Date

01-Dec-24

Distance

0.1km



**77/35 DAVID STREET
DANDENONG VIC 3175**

 3  2  1

Sold Price

\$657,000

Sold Date

30-Sep-25

Distance

0.34km



**1/13 PURDY AVENUE DANDENONG
VIC 3175**

 3  2  2

Sold Price

\$668,000

Sold Date

06-Dec-24

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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