

## 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

16/57 CLOW 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

\$389,000

&

\$427,900

### 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

2/5 KEYS STREET DANDENONG VIC 3175	\$467,500	13-Nov-25
1/8 MARKET STREET DANDENONG VIC 3175	\$451,000	12-Jan-26
8/27 STUD ROAD DANDENONG VIC 3175	\$410,000	24-Dec-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: 26 January 2026



## 2/5 KEYS STREET DANDENONG VIC 3175

2 1 1

Sold Price

**\$467,500**

Sold Date

**13-Nov-25**

Distance

**0.91km**



## 1/8 MARKET STREET DANDENONG VIC 3175

2 1 1

Sold Price

<sup>RS</sup> **\$451,000**

Sold Date

**12-Jan-26**

Distance

**0.4km**



## 8/27 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date

**24-Dec-25**

Distance

**0.24km**

RS = Recent sale

UN = Undisclosed Sale

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