

## 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	4/48-50 Ann Street Dandenong, 3175
---	------------------------------------

### Indicative selling price

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

Range between	\$600,000 & \$650,000
---------------	-----------------------

### Median sale price

Median price	\$420,000	Property Type	UNIT	Suburb	DANDENONG
Period - From	01-Dec-2024	to	30-Nov-2025	Source	realestate.com.au

### 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	1/4 Hopkins Street, Dandenong	\$570,000	25-Nov-2025
2	2/52 Ann Street, Dandenong	\$552,000	11-Sep-2025
3	3/55 Jones Road, Dandenong	\$556,200	21-Nov-2025

This statement of information was prepared on 05-Mar-2026 at 4:48:35 PM AEDT