

## 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

45 HAMMOND ROAD 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

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

House

Suburb

Dandenong

Period-from

01 Mar 2025

to

28 Feb 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

50 HERBERT STREET DANDENONG VIC 3175	\$920,000	06-Dec-25
25 SARONA STREET DANDENONG VIC 3175	\$810,000	25-Jan-26

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: 24 March 2026



**50 HERBERT STREET DANDENONG** Sold Price  
**VIC 3175**

 3  1  2

**\$920,000** Sold Date **06-Dec-25**

Distance **1.67km**



**25 SARONA STREET DANDENONG** Sold Price  
**VIC 3175**

 3  1  1

**\$810,000** Sold Date **25-Jan-26**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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