

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

2/59 HAMMOND ROAD 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

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

9/16 NORMAN COURT DANDENONG VIC 3175	\$500,000	10-Mar-26
2/5 KEYS STREET DANDENONG VIC 3175	\$467,500	13-Nov-25
1/1 STUD ROAD DANDENONG VIC 3175	\$442,000	04-Feb-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: 26 March 2026



9/16 NORMAN COURT DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **10-Mar-26**

Distance **0.56km**



2/5 KEYS STREET DANDENONG VIC 3175

2 1 1

Sold Price **\$467,500** Sold Date **13-Nov-25**

Distance **1.37km**



1/1 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price ^{RS} **\$442,000** Sold Date **04-Feb-26**

Distance **1.63km**

RS = Recent sale **UN** = Undisclosed Sale

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