

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

2/2-6 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2025

to

31 Aug 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

3/87-93 JONES ROAD DANDENONG VIC 3175	\$350,000	05-Aug-26
10/3 MARKET STREET DANDENONG VIC 3175	\$390,000	07-Sep-26
19/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$394,999	14-Jul-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: 21 September 2026


**3/87-93 JONES ROAD
DANDENONG VIC 3175**

 2
  2
  1

Sold Price **\$350,000** Sold Date **05-Aug-26**

Distance **0.55km**


**10/3 MARKET STREET
DANDENONG VIC 3175**

 2
  2
  1

Sold Price ^{RS} **\$390,000** Sold Date **07-Sep-26**

Distance **0.85km**


**19/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 2
  2
  -

Sold Price **\$394,999** Sold Date **14-Jul-26**

Distance **1.38km**

RS = Recent sale

UN = Undisclosed Sale

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