

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

1/9 PARKVIEW CLOSE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 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

2/45 BRUCE STREET DANDENONG VIC 3175	\$515,000	26-Feb-26
1/26-28 MACPHERSON STREET DANDENONG VIC 3175	\$525,000	19-Feb-26
5/10-14 RODD STREET DANDENONG VIC 3175	\$585,000	27-Mar-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 May 2026



2/45 BRUCE STREET DANDENONG VIC 3175

Sold Price

\$515,000

Sold Date

26-Feb-26

2

1

1

Distance

0.72km



1/26-28 MACPHERSON STREET DANDENONG VIC 3175

Sold Price

\$525,000

Sold Date

19-Feb-26

2

1

1

Distance

1.26km



5/10-14 RODD STREET DANDENONG VIC 3175

Sold Price

^{RS} **\$585,000**

Sold Date

27-Mar-26

2

1

1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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