

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

10/39 SCOTT 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

\$320,000

&

\$352,000

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

4/1 KEYS STREET DANDENONG VIC 3175	\$325,000	27-Aug-26
3/24 RODD STREET DANDENONG VIC 3175	\$348,500	14-Sep-26
2/39 SCOTT STREET DANDENONG VIC 3175	\$400,000	16-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.~~

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4/1 KEYS STREET DANDENONG VIC 3175

Sold Price

RS

\$325,000

Sold Date **27-Aug-26**

 2  1  1

Distance **0.17km**



3/24 RODD STREET DANDENONG VIC 3175

Sold Price

RS

\$348,500

Sold Date **14-Sep-26**

 2  1  1

Distance **0.17km**



2/39 SCOTT STREET DANDENONG VIC 3175

Sold Price

\$400,000

Sold Date **16-Mar-26**

 2  1  1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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