

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

2/12 WILLIAM AVENUE 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

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

3/52 HAMMOND ROAD DANDENONG VIC 3175	\$480,000	01-May-26
3/36 CANBERRA AVENUE DANDENONG VIC 3175	\$490,000	10-Apr-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: 01 September 2026



**3/52 HAMMOND ROAD
 DANDENONG VIC 3175**

 2  1  1

Sold Price **\$480,000** Sold Date **01-May-26**

Distance **0.43km**



**3/36 CANBERRA AVENUE
 DANDENONG VIC 3175**

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **10-Apr-26**

Distance **0.61km**

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

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