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	2/13 RODD 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	$340,000	&	$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$481,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Apr 2025	to	31 Mar 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
2/16 RODD STREET DANDENONG VIC 3175	$345,000	30-Mar-26
6/44 PICKETT STREET DANDENONG VIC 3175	$355,000	30-Jan-26
23/116 PRINCES HIGHWAY DANDENONG VIC 3175	$370,000	23-Jan-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: 14 April 2026

first national REAL ESTATE
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2/16 RODD STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$345,000** Sold Date **30-Mar-26**

Distance **0.07km**

6/44 PICKETT STREET DANDENONG VIC 3175

2 1 1

Sold Price **$355,000** Sold Date **30-Jan-26**

Distance **0.2km**

23/116 PRINCES HIGHWAY DANDENONG VIC 3175

2 1 1

Sold Price **$370,000** Sold Date **23-Jan-26**

Distance **0.9km**

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

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