

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

2/26 PURDY 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$781,000

Property type

Other

Suburb

Dandenong

Period-from

01 Jun 2025

to

31 May 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

1/24 PURDY AVENUE DANDENONG VIC 3175	\$596,000	27-May-26
1/3 EASTERLEIGH COURT DANDENONG VIC 3175	\$545,000	21-Jan-26
11 JONES ROAD DANDENONG VIC 3175	\$600,000	24-Feb-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: 22 June 2026



1/24 PURDY AVENUE DANDENONG VIC 3175

^{RS} **\$596,000** Sold Date **27-May-26**

 3  1  1

Distance **0.02km**

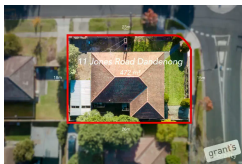


1/3 EASTERLEIGH COURT DANDENONG VIC 3175

Sold Price **\$545,000** Sold Date **21-Jan-26**

 3  1  1

Distance **1.19km**



11 JONES ROAD DANDENONG VIC 3175

Sold Price **\$600,000** Sold Date **24-Feb-26**

 3  1  1

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

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