

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

2/43 CANBERRA 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

\$500,000

&

\$550,000

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

3/24 JONES ROAD DANDENONG VIC 3175	\$510,000	03-Dec-25
4/21 MACPHERSON STREET DANDENONG VIC 3175	\$530,000	15-Jan-26
8/91-93 KIRKHAM ROAD DANDENONG VIC 3175	\$550,000	31-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: 21 April 2026



**3/24 JONES ROAD DANDENONG
VIC 3175**

2 1 1

Sold Price

\$510,000

Sold Date **03-Dec-25**

Distance **1.87km**



**4/21 MACPHERSON STREET
DANDENONG VIC 3175**

2 1 2

Sold Price

\$530,000

Sold Date **15-Jan-26**

Distance **1.88km**



**8/91-93 KIRKHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price

\$550,000

Sold Date **31-Jan-26**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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