

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

2/5 GOODING COURT 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

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

87/112 STUD ROAD DANDENONG VIC 3175	\$580,000	28-Jan-26
2/48-50 ANN STREET DANDENONG VIC 3175	\$620,000	13-Jan-26
6/48-50 ANN STREET DANDENONG VIC 3175	\$620,000	06-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: 03 June 2026



87/112 STUD ROAD DANDENONG VIC 3175

 2
  -
  -

Sold Price

\$580,000

Sold Date

28-Jan-26

Distance

0.19km


2/48-50 ANN STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$620,000

Sold Date

13-Jan-26

Distance

0.72km


6/48-50 ANN STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

Sold Date

06-Jan-26

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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