

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

2/6 JANICE GROVE 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

\$780,000

&

\$858,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 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

1/49 JAMES STREET DANDENONG VIC 3175	\$700,000	23-Jul-25
3/49 JAMES STREET DANDENONG VIC 3175	\$700,000	23-Jul-25
1/10 HOLLY AVENUE DANDENONG NORTH VIC 3175	\$840,000	10-Sep-25

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: 11 May 2026



**1/49 JAMES STREET DANDENONG
VIC 3175**

Sold Price

\$700,000

Sold Date

23-Jul-25



4



3



2

Distance

0.72km



**3/49 JAMES STREET DANDENONG
VIC 3175**

Sold Price

Sold Date

23-Jul-25



4



2



2

Distance

0.72km



**1/10 HOLLY AVENUE DANDENONG
NORTH VIC 3175**

Sold Price

\$840,000

Sold Date

10-Sep-25



4



2



2

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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