

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

4/84 CLOW 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,080

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2025

to

31 Jul 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

7/84 CLOW STREET DANDENONG VIC 3175	\$455,000	26-Feb-26
5/10 MACPHERSON STREET DANDENONG VIC 3175	\$460,000	22-Jun-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: 06 August 2026



7/84 CLOW STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$455,000

Sold Date

26-Feb-26

Distance

0.04km


5/10 MACPHERSON STREET DANDENONG VIC 3175

 2
  1
  1

Sold Price

\$460,000

Sold Date

22-Jun-26

Distance

0.18km
RS = Recent sale

UN = Undisclosed Sale

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