

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

44/35 DAVID 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

\$430,000

&

\$460,000

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

4/57-59 CLEELAND STREET DANDENONG VIC 3175	\$425,000	19-Feb-26
1/8 MARKET STREET DANDENONG VIC 3175	\$451,000	12-Jan-26
2/47 HILLSIDE AVENUE DANDENONG NORTH VIC 3175	\$430,000	24-Mar-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: 29 April 2026



**4/57-59 CLEELAND STREET
DANDENONG VIC 3175**

2 1 1

Sold Price **\$425,000** Sold Date **19-Feb-26**

Distance **0.91km**



**1/8 MARKET STREET DANDENONG
VIC 3175**

2 1 1

Sold Price **\$451,000** Sold Date **12-Jan-26**

Distance **1.05km**



**2/47 HILLSIDE AVENUE
DANDENONG NORTH VIC 3175**

2 1 1

Sold Price ^{RS} **\$430,000** Sold Date **24-Mar-26**

Distance **1.28km**



**2-8 LEONARD STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$450,000** Sold Date **23-Dec-25**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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