

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	53 Fifth Avenue Dandenong, 3175
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$690,000 & \$740,000
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Median sale price

Median price	\$870,000	Property Type	HOUSE	Suburb	DANDENONG
Period - From	25-Jun-2025	to	22-Jun-2026	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	8 Hopetoun Street, Dandenong, Vic 3175	\$705,000	30-Apr-2026
2	96 Clow Street, Dandenong, Vic 3175	\$737,000	21-Mar-2026
3	3 Dunvegan Crescent, Dandenong, Vic 3175	\$750,000	14-Mar-2026

This statement of information was prepared on 22-Jun-2026 at 6:59:03 PM AEST