

## 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

2/3 CLOSE AVENUE DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$462,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2024

to

31 Oct 2025

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 14/3 CLOSE AVENUE DANDENONG VIC 3175    | \$420,000 | 29-Jul-25 |
| 2/19 HEMMINGS STREET DANDENONG VIC 3175 | \$465,000 | 12-Mar-25 |
| 8/3 CLOSE AVENUE DANDENONG VIC 3175     | \$427,000 | 25-Aug-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.~~

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**14/3 CLOSE AVENUE DANDENONG VIC 3175** Sold Price **\$420,000** Sold Date **29-Jul-25**

3 2 1

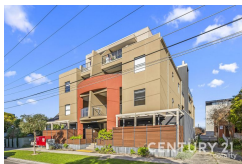
Distance **0km**



**2/19 HEMMINGS STREET DANDENONG VIC 3175** Sold Price **\$465,000** Sold Date **12-Mar-25**

3 2 1

Distance **0.19km**



**8/3 CLOSE AVENUE DANDENONG VIC 3175** Sold Price **\$427,000** Sold Date **25-Aug-25**

3 2 1

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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