

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
15 OSWALD STREET DANDELONG 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 \$750,000 & \$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price <input type="text"/>	Property type <input type="text"/>	Suburb <input type="text"/>
Period-from <input type="text"/>	to <input type="text"/>	Source <input type="text"/>

\$757,000 House Dandenong
01 Jan 2025 to 31 Dec 2025 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
10 ROBERTA STREET DANDELONG VIC 3175	\$760,000	06-Dec-25
13 WOODLEE STREET DANDELONG VIC 3175	\$780,000	13-Nov-25
3 VERA COURT DANDELONG VIC 3175	\$763,000	01-Nov-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: 14 January 2026



10 ROBERTA STREET DANDEMONG Sold Price
VIC 3175

3 1 2

^{RS} **\$760,000** Sold Date 06-Dec-25

Distance 0.53km



13 WOODLEE STREET
DANDEMONG VIC 3175

3 1 2

Sold Price ^{RS} **\$780,000** Sold Date 13-Nov-25

Distance 0.49km



3 VERA COURT DANDEMONG VIC Sold Price
3175

3 1 2

\$763,000 Sold Date 01-Nov-25

Distance 1.37km

RS = Recent sale **UN** = Undisclosed Sale

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