

# 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  
73/20 Roberta Street, Dandenong, Vic 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$480,000

&

\$528,000

### Median sale price

Median price \$467,500 Property type *Unit* Suburb Dandenong

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

### 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 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
29/63-83 James Street, Dandenong, VIC 3175	\$485,000	26/08/2025
72/35 David Street, Dandenong, VIC 3175	\$526,500	21/08/2025
34/35 David Street, Dandenong, VIC 3175	\$531,000	29/08/2025

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 six months.

This Statement of Information was prepared on: 18/02/2026