

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AOftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

87 CLOW STREET & 2 GRANT STREET DANDENONG VIC 3175

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,650,000

&

\$1,800,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Dandenong

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertiessoldwithintwokilometresof theproperty 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

13 HUTTON STREET DANDENONG VIC 3175	\$2,002,000	14-Nov-25
63 MCCRAE STREET DANDENONG VIC 3175	\$1,110,000	02-May-26
8 NEW STREET DANDENONG VIC 3175	\$1,110,000	02-May-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: 05 May 2026



13 HUTTON STREET DANDENONG
VIC 3175

Sold Price

\$2,002,000

Sold Date

14-Nov-25

3

-

2

Distance

1.31km



63 MCCRAE STREET DANDENONG
VIC 3175

Sold Price

^{RS} \$1,110,000

Sold Date

02-May-26

3

1

1

Distance

0.57km



8 NEW STREET DANDENONG VIC
3175

Sold Price

Sold Date

02-May-26

3

1

-

Distance

0.52km

RS= Recent sale

UN= Undisclosed Sale

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