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	14/60-62 CLEELAND STREET DANDENONG 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	$365,000	&	$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Feb 2025	to	31 Jan 2026	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
9/57-59 CLEELAND STREET DANDENONG VIC 3175	$378,000	30-Oct-25
7/55 CLOW STREET DANDENONG VIC 3175	$372,000	04-Dec-25
5/57 CLOW STREET DANDENONG VIC 3175	$364,000	04-Sep-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: 04 February 2026

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9/57-59 CLEELAND STREET DANDENONG VIC 3175

2 1 1

Sold Price **$378,000** Sold Date **30-Oct-25**

Distance **0.09km**



7/55 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$372,000** Sold Date **04-Dec-25**

Distance **0.5km**



5/57 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price **$364,000** Sold Date **04-Sep-25**

Distance **0.48km**

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

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