

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

6/47 POTTER 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

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 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

2/16 RODD STREET DANDENONG VIC 3175	\$345,000	30-Mar-26
8/12 STUD ROAD DANDENONG VIC 3175	\$330,000	01-May-26
103/8 PODMORE STREET DANDENONG VIC 3175	\$345,000	06-Mar-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: 12 May 2026



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**2/16 RODD STREET DANDENONG
VIC 3175**

Sold Price

^{RS}

\$345,000

Sold Date

30-Mar-26

2

1

1

Distance

0.51km



**8/12 STUD ROAD DANDENONG VIC
3175**

Sold Price

^{RS}

\$330,000

Sold Date

01-May-26

2

1

-

Distance

1.41km



**103/8 PODMORE STREET
DANDENONG VIC 3175**

Sold Price

\$345,000

Sold Date

06-Mar-26

2

1

1

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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