

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

90 Herbert Street, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$920,000

Median sale price

Median price

\$733,000

Property Type

House

Suburb

Dandenong

Period - From

04/06/2024

to

03/06/2025

Source

Property Data

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
1	19 Stud Rd DANDENONG 3175	\$850,000	19/03/2025
2	54 Herbert St DANDENONG 3175	\$900,000	08/03/2025
3			

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:

04/06/2025 14:42



2 1

Rooms: 6
Property Type: House (Res)
Land Size: 736 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$920,000
Median House Price
04/06/2024 - 03/06/2025: \$733,000

Comparable Properties



19 Stud Rd DANDENONG 3175 (VG)

Agent Comments

3 - -

Price: \$850,000
Method: Sale
Date: 19/03/2025
Property Type: House (Res)
Land Size: 780 sqm approx

54 Herbert St DANDENONG 3175 (VG)

Agent Comments

3 - -

Price: \$900,000
Method: Sale
Date: 08/03/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 807 sqm approx

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.