Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	90 Herbert Street, Dandenong Vic 3175
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$733,000	Pro	operty Type Hou	use	Suburb	Dandenong
Period - From 04/06/2024	to	03/06/2025	Sour	rce 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	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



Date of sale







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)

Price: \$850.000 Method: Sale Date: 19/03/2025

Property Type: House (Res) Land Size: 780 sqm approx

Agent Comments

54 Herbert St DANDENONG 3175 (VG)



Agent Comments

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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