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	105/8 PODMORE 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	$340,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Dec 2024	to	30 Nov 2025	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
108/8 PODMORE STREET DANDENONG VIC 3175	$330,000	19-Aug-25
204/8 PODMORE STREET DANDENONG VIC 3175	$347,500	21-Aug-25
3/42-44 BRYANTS ROAD DANDENONG VIC 3175	$386,000	10-Nov-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: 09 December 2025

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108/8 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price **$330,000** Sold Date **19-Aug-25**

Distance **0km**



204/8 PODMORE STREET DANDENONG VIC 3175

2 1 1

Sold Price **$347,500** Sold Date **21-Aug-25**

Distance **0km**



3/42-44 BRYANTS ROAD DANDENONG VIC 3175

2 1 1

Sold Price RS **$386,000** Sold Date **10-Nov-25**

Distance **0.16km**

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

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