

PROPERTY REPORT

16 Dandenong Street, Dandenong VIC 3175





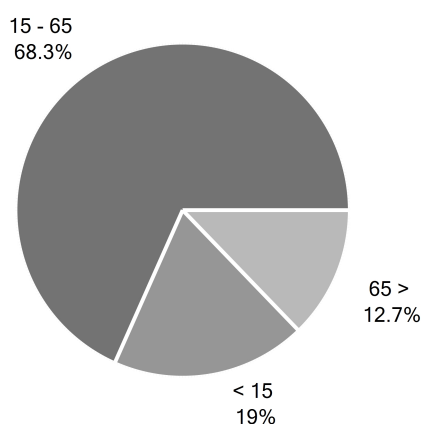
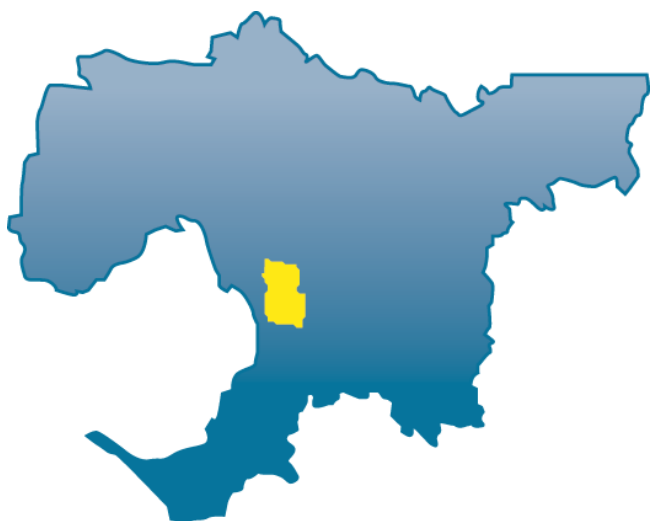
SITE DETAILS

Lot/Plan Number	61/LP11431
Area	630
Melway Map Ref	MELWAY ()
Planning Zone Number	1644
Overlay Zone	
Perimeter	112
Planning Scheme Zone	ZN
Planning Zone	(INDUSTRIAL 1 ZONE)
Municipality	Greater Dandenong



Demographic profile for Dandenong

Dandenong is located 29 km south-east of the CBD. Dandenong is the major commercial retail and industrial centre for Melbourne's south-eastern suburbs. It is sometimes referred to as Melbourne's second city. Major employers include the Australian Taxation Office and the Dandenong and District Hospital. Dandenong also features a number of retirement villages and nursing homes the Dandenong Market and Plaza Shopping Centre. The suburb is well known for having a significant multicultural population.



Suburb

Dandenong

Local Government Area

Greater Dandenong

Median Age

33

Population

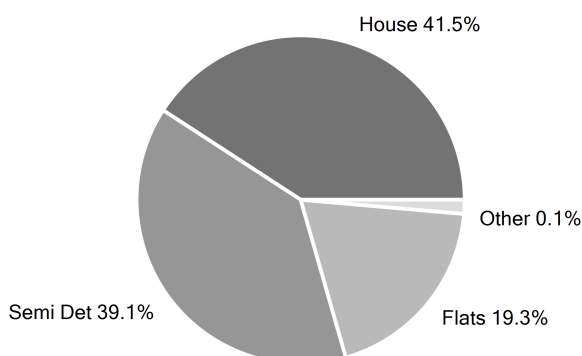
Under 15 years	5710
15-65 years	20585
65 years and over	3835
Total	30127

*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

Demographic profile for Dandenong

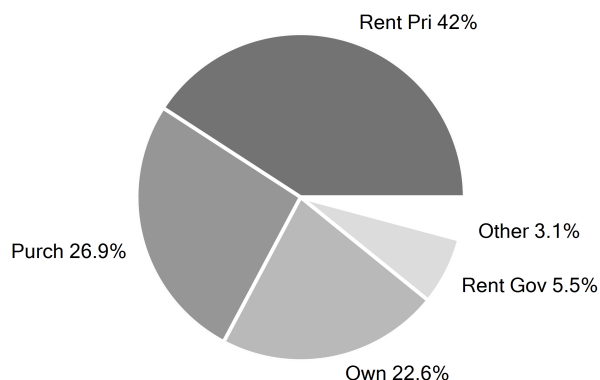
Dwelling Type

Separate house	4058
Semi-detached (row/terrace)	3827
Flat, unit or apartment	1891
Other	8
Total	9784



Rent vs. Own

Own	1930
Purchasing	2300
Rent government	467
Rent private	3593
Other	261



Median Loan Repayments & Income

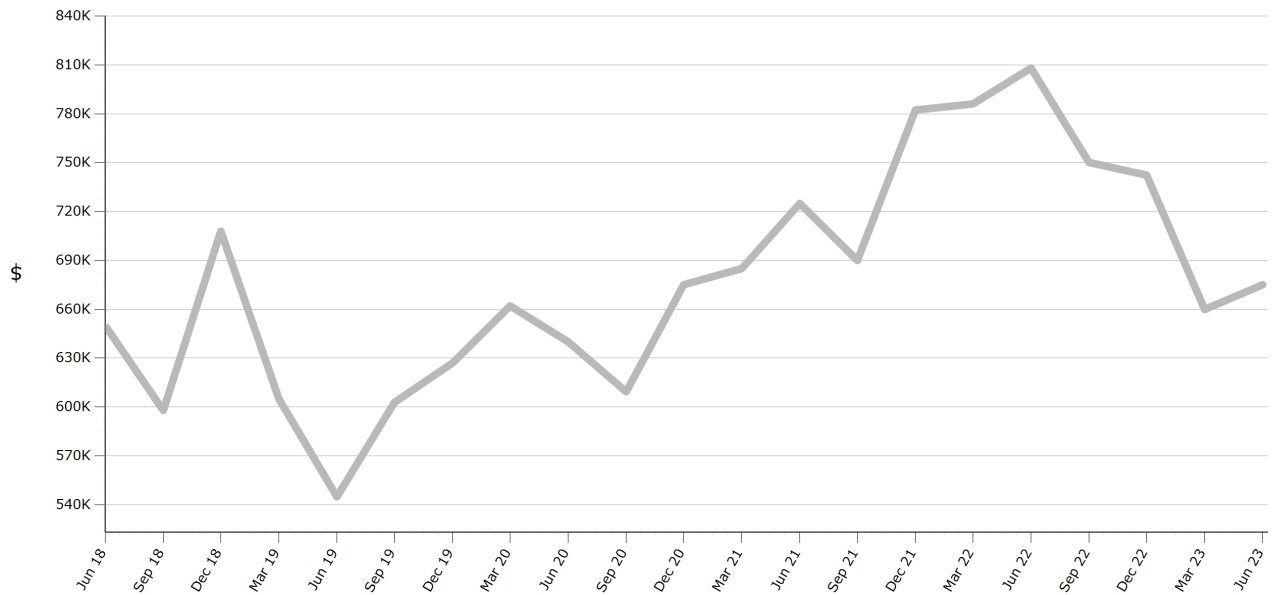
Monthly loan repayment	\$1,517.00
Weekly rent	\$319.00
Weekly individual income	\$596.00
Weekly family income	\$1,413.00
Weekly household income	\$1,267.00

*Based on the latest available data from the Australian Bureau of Statistics, Census 2021

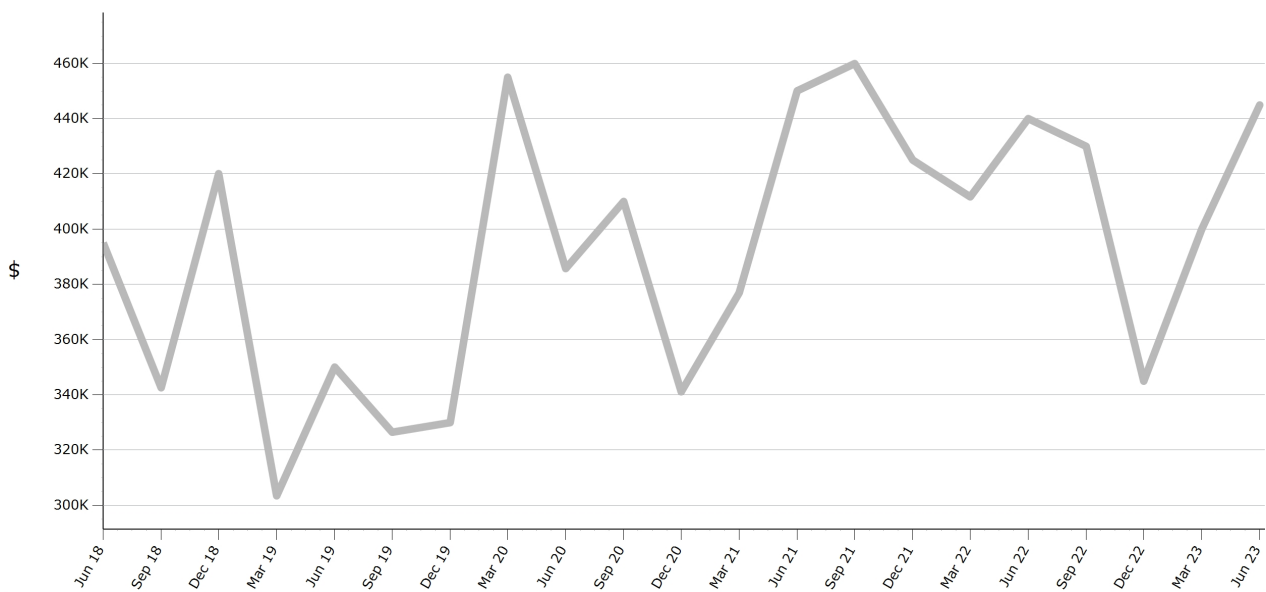
Median Prices for Dandenong

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

House Median Price



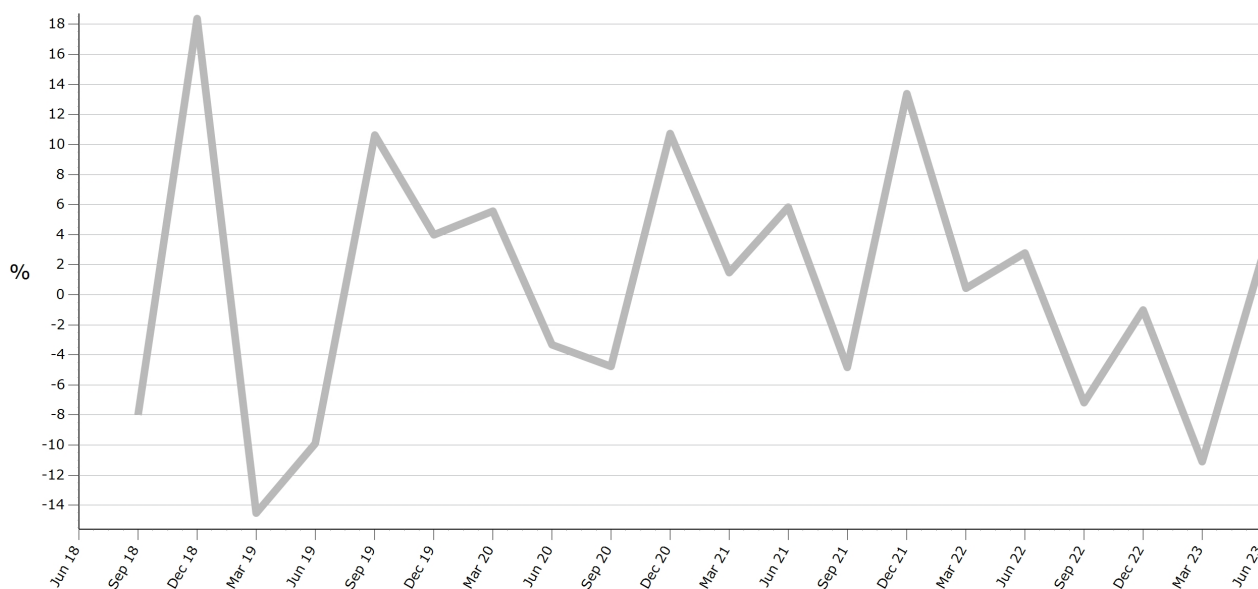
Unit Median Price



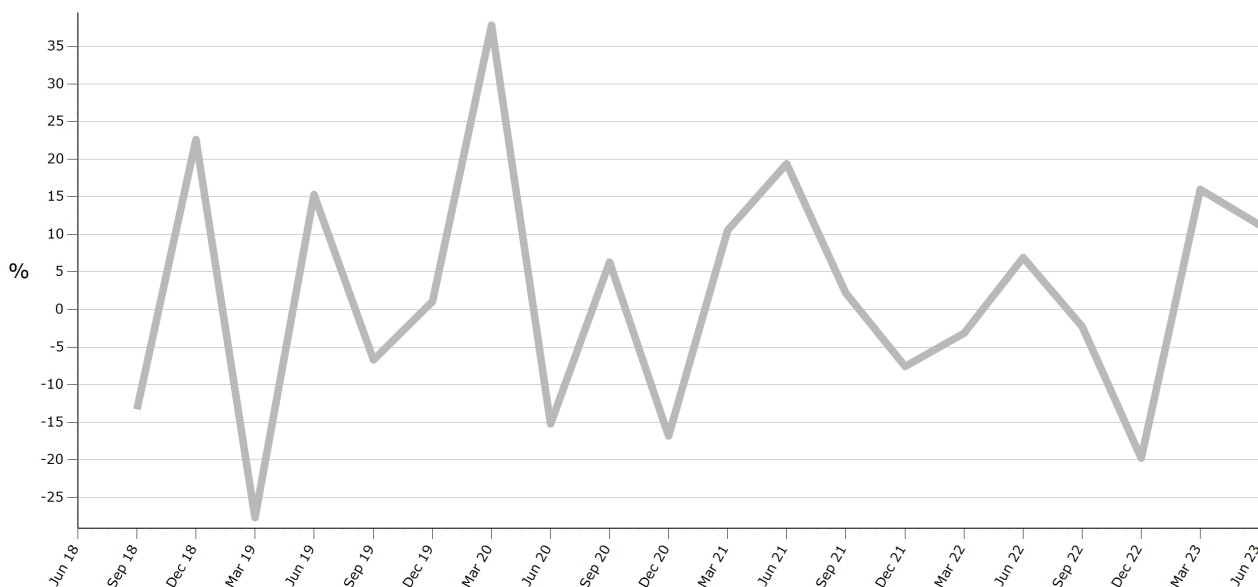
Capital Growth for Dandenong

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

House Capital Growth



Unit Capital Growth



Property History for 16 Dandenong Street, Dandenong VIC 3175

16 Dandenong St DANDENONG 3175

 2  -  -

Price: \$653,000
Method: Sale
Date: 18/04/2018
Property Type: Factory
Land Size: 630 sqm

16 Dandenong St DANDENONG 3175

 3  -  -

Price: \$450,000
Method: Sale
Date: 27/04/2015
Property Type: House
(Res)
Land Size: 623 sqm

16 Dandenong St DANDENONG 3175

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Price: \$330,000
Method: Sale
Date: 01/07/2013
Property Type: House
(Res)
Land Size: 623 sqm

16 Dandenong St DANDENONG 3175

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Price: \$74,000
Method: Sale
Date: 04/12/2001
Property Type: Land
Land Size: 623 sqm

16 Dandenong St DANDENONG 3175

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Price: \$117,000
Method: Sale
Date: 01/06/1988
Property Type: House
(Previously Occupied -
Detached)
Land Size: 623 sqm

16 Dandenong St DANDENONG 3175



Price: \$70,000

Method: Sale

Date: 01/11/1986

Property Type: House
(Previously Occupied -
Detached)

Land Size: 623 sqm

16 Dandenong St DANDENONG 3175



Price: \$31,500

Method: Sale

Date: 28/07/1980

Property Type: House
(Previously Occupied -
Detached)

Land Size: 623 sqm

Comparable Sales around Dandenong

Selection Criteria

Address:

16 Dandenong Street
Dandenong Vic 3175

Data Source(s):

Agent and Settled Sales (Gov)

Property Type(s):

Commercial (All Types)

Price: \$700,000-\$800,000**Date:** 12/05/2022-24/08/2023**Result Type(s):** All sold

7 Balmoral Av DANDENONG 3175

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Price: \$800,000**Method:** Private Sale**Property Type:**

Warehouse/Wholesale/Distribution/Storage (Com)



17 Windale St DANDENONG 3175

 3  -  -

Price: \$725,000**Method:** Sale**Property Type:** Factory**Land Size:** 725 sqm

3/147 Foster St DANDENONG 3175

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Price: \$700,000**Method:** Sale**Property Type:** Shop**Land Size:** 137 sqm

5/175 Cheltenham Rd DANDENONG 3175

 1  -  -

Price: \$715,000**Method:** Sale**Property Type:** Retail Store/Showroom**Land Size:** 257 sqm



9/16 Stud Rd DANDENONG 3175

 3  -  -

Price: \$715,000

Method: Sale

Property Type: Medical
Centre/Surgery