

# 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 117/80 Cheltenham Rd, Dandenong, VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$380,000

&

\$418,000

### Median sale price

Median price

\$368,500

Property Type

Apartment

Suburb

Dandenong (3175)

Period - From

01/01/2024

to

31/12/2024

Source

REA

### Comparable property sales

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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
211/80 Cheltenham Road, Dandenong, Vic 3175	\$375,000	26/11/2024
3/84 Clow Street, Dandenong, Vic 3175	\$375,000	19/12/2024
3/84 Clow Street, Dandenong, Vic 3175	\$375,000	19/12/2024

This Statement of Information was prepared on: 21/01/2025