

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

135/80 CHELTENHAM ROAD 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

\$379,000

&

\$416,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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

9/27 STUD ROAD DANDENONG VIC 3175	\$380,000	12-Jan-24
105/79 ANN STREET DANDENONG VIC 3175	\$395,000	02-Mar-24
3/22 CONWAY STREET DANDENONG VIC 3175	\$420,000	22-Jan-24

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: 18 March 2024



9/27 STUD ROAD DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} **\$380,000**

Sold Date **12-Jan-24**

Distance **1.67km**



105/79 ANN STREET DANDENONG VIC 3175

2 1 1

Sold Price

^{RS} **\$395,000**

Sold Date **02-Mar-24**

Distance **1.87km**



3/22 CONWAY STREET DANDENONG VIC 3175

2 1 2

Sold Price

^{RS} **\$420,000**

Sold Date **22-Jan-24**

Distance **0.66km**



205/1088 STUD ROAD ROWVILLE VIC 3178

2 1 1

Sold Price

\$390,000

Sold Date **15-Jan-24**

Distance **8.35km**



9/12 HUTTON STREET DANDENONG VIC 3175

3 2 2

Sold Price

^{RS} **\$408,168** ^{UN}

Sold Date **14-Feb-24**

Distance **0.59km**

RS = Recent sale

UN = Undisclosed Sale

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