

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

14/80 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

\$290,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Apr 2024

to

31 Mar 2025

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

4/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$290,000	09-Feb-25
6/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$295,000	18-Feb-25
10/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$292,500	31-Mar-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: 08 April 2025



4/80 CHELTENHAM ROAD DANDENONG VIC 3175

 1  1  1

Sold Price **\$290,000** Sold Date **09-Feb-25**

Distance **0km**



6/80 CHELTENHAM ROAD DANDENONG VIC 3175

 1  1  1

Sold Price **\$295,000** Sold Date **18-Feb-25**

Distance **0km**



10/80 CHELTENHAM ROAD DANDENONG VIC 3175

 1  1  1

Sold Price ^{RS} **\$292,500** Sold Date **31-Mar-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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