

## 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

248/80 CHELTENHAM ROAD DANDENONG VIC 3175

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$275,000

&

\$302,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Dec 2023

to

30 Nov 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

251/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$290,000	21-Jul-24
7/12 CLOSE AVENUE DANDENONG VIC 3175	\$296,000	23-Oct-24
16/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$292,500	06-Jul-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: 09 December 2024



**251/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

1 1 1

Sold Price **\$290,000** Sold Date **21-Jul-24**

Distance **0km**



**7/12 CLOSE AVENUE DANDENONG  
VIC 3175**

1 1 1

Sold Price <sup>RS</sup> **\$296,000** Sold Date **23-Oct-24**

Distance **1km**



**16/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

1 1 1

Sold Price **\$292,500** Sold Date **06-Jul-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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