

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 4/80 Cheltenham Rd, Dandenong, VIC 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$280,000

&

\$308,000

Median sale price

Median price

\$285,000

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
126/80 Cheltenham Road, Dandenong, Vic 3175	\$270,000	28/05/2024
11/80 Cheltenham Road, Dandenong, Vic 3175	\$280,000	30/07/2024
251/80 Cheltenham Road, Dandenong, Vic 3175	\$295,000	14/08/2024

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