

## 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

324/80 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

\$390,000

&

\$429,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2023

to

31 Oct 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

122/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	11-Jul-24
125/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$388,000	20-May-24
143/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$390,000	24-Sep-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: 06 November 2024



**122/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

2 2 1

Sold Price **\$390,000** Sold Date **11-Jul-24**

Distance **0.04km**



**125/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

2 2 1

Sold Price **\$388,000** Sold Date **20-May-24**

Distance **0.03km**



**143/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

2 2 1

Sold Price <sup>RS</sup> **\$390,000** Sold Date **24-Sep-24**

Distance **0.04km**

RS = Recent sale

UN = Undisclosed Sale

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