

## 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

6/80 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

\$285,000

&

\$313,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2024

to

31 Dec 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

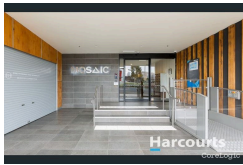
Date of sale

506/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$289,000	10-Sep-24
2/36 ANN STREET DANDENONG VIC 3175	\$320,000	17-Sep-24
3/36 ANN STREET DANDENONG VIC 3175	\$320,000	17-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: 28 January 2025



**506/80 CHELTENHAM ROAD  
DANDENONG VIC 3175**

 1  1  1

Sold Price **\$289,000** Sold Date **10-Sep-24**

Distance **0km**



**2/36 ANN STREET DANDENONG  
VIC 3175**

 1  1  1

Sold Price **\$320,000** Sold Date **17-Sep-24**

Distance **1.55km**



**3/36 ANN STREET DANDENONG  
VIC 3175**

 1  1  1

Sold Price **\$320,000** Sold Date **17-Sep-24**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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