

# 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 433/80 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)

Price Range

\$285,000

&

\$313,500

### Median sale price

Median price

\$280,000

Property Type

Apartment

Suburb

Dandenong (3175)

Period - From

01/04/2024

to

30/03/2025

Source

REA

### Comparable property sales

**A** These are two 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
10/80 Cheltenham Road, Dandenong, Vic 3175	\$292,500	31/03/2025
248/80 Cheltenham Road, Dandenong, Vic 3175	\$290,000	06/03/2025

**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 six months.

This Statement of Information was prepared on: 14/04/2025