

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

116/80 CHELTENHAM ROAD DANDENONG VIC 3175

Indicative selling price

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

Single Price

or range
between

\$349,000

&

\$383,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Mar 2024

to

28 Feb 2025

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

211/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$375,000	28-Nov-24
2/1 KEYS STREET DANDENONG VIC 3175	\$388,000	18-Feb-25
3/35 HEMMINGS STREET DANDENONG VIC 3175	\$370,000	22-Jan-25

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: 19 March 2025



**211/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$375,000** Sold Date **28-Nov-24**

Distance **0km**



**2/1 KEYS STREET DANDENONG
VIC 3175**

2 1 1

Sold Price ^{RS} **\$388,000** Sold Date **18-Feb-25**

Distance **0.76km**



**3/35 HEMMINGS STREET
DANDENONG VIC 3175**

2 1 1

Sold Price ^{RS} **\$370,000** Sold Date **22-Jan-25**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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