

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

217/80 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

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

116/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$370,000	27-May-25
430/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$352,000	16-May-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.

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**116/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$370,000** Sold Date **27-May-25**

Distance **0km**



**430/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

2 1 1

Sold Price **\$352,000** Sold Date **16-May-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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