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.

This Statement of Information was prepared on: 12 November 2025

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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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