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	208/80 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	$349,999	&	$384,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$481,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Apr 2025	to	31 Mar 2026	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
130/80 CHELTENHAM ROAD DANDENONG VIC 3175	$350,000	25-Nov-25
12/69 CLOW STREET DANDENONG VIC 3175	$370,000	06-Mar-26
6/23 EDITH STREET DANDENONG VIC 3175	$375,000	27-Feb-26

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: 20 April 2026

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130/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$350,000** Sold Date **25-Nov-25**

Distance **0km**



12/69 CLOW STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$370,000** Sold Date **06-Mar-26**

Distance **1.65km**



6/23 EDITH STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$375,000** Sold Date **27-Feb-26**

Distance **1.59km**

RS = Recent sale **UN** = Undisclosed Sale

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