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	103/6 PODMORE STREET 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	$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
89A KENEALLY STREET DANDENONG VIC 3175	$363,000	04-Mar-26
2/12 HUTTON STREET DANDENONG VIC 3175	$375,000	31-Oct-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: 14 April 2026

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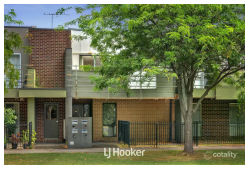
130/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

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

Distance **1.28km**



89A KENEALLY STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$363,000** Sold Date **04-Mar-26**

Distance **1.06km**



2/12 HUTTON STREET DANDENONG VIC 3175

2 2 1

Sold Price **$375,000** Sold Date **31-Oct-25**

Distance **1.31km**

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

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