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	18/31 STUD 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	$330,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Mar 2025	to	28 Feb 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
112/80 CHELTENHAM ROAD DANDENONG VIC 3175	$300,000	19-Jan-26
2/61-63 CLOW STREET DANDENONG VIC 3175	$310,000	02-Dec-25
311/80 CHELTENHAM ROAD DANDENONG VIC 3175	$370,000	23-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: 02 March 2026

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112/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price RS $300,000 Sold Date 19-Jan-26

Distance 1.72km



2/61-63 CLOW STREET DANDENONG VIC 3175

1 1 1

Sold Price $310,000 Sold Date 02-Dec-25

Distance 0.34km



311/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price $370,000 Sold Date 23-Oct-25

Distance 1.72km

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

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