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	12/19 CLOSE AVENUE 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	$400,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$475,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Dec 2024	to	30 Nov 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
217/80 CHELTENHAM ROAD DANDENONG VIC 3175	$405,000	11-Dec-25
5/3 MARKET STREET DANDENONG VIC 3175	$411,000	11-Sep-25
705/80 CHELTENHAM ROAD DANDENONG VIC 3175	$450,000	22-Aug-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: 18 December 2025

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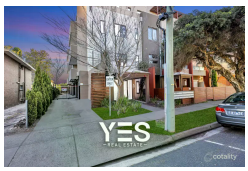


217/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price RS $405,000 Sold Date 11-Dec-25

Distance 0.94km



5/3 MARKET STREET DANDENONG VIC 3175

2 2 1

Sold Price $411,000 Sold Date 11-Sep-25

Distance 0.61km



705/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price $450,000 Sold Date 22-Aug-25

Distance 0.94km

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

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