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	204/8 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	$340,000	&	$374,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$470,000	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
117/80 CHELTENHAM ROAD DANDENONG VIC 3175	$370,000	06-Mar-25
420/80 CHELTENHAM ROAD DANDENONG VIC 3175	$405,000	18-Apr-25
1/3-5 HUTTON STREET DANDENONG VIC 3175	$315,000	12-Feb-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: 06 May 2025

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117/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price **$370,000** Sold Date **06-Mar-25**

Distance **1.28km**



420/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 2 1

Sold Price RS **$405,000** Sold Date **18-Apr-25**

Distance **1.28km**



1/3-5 HUTTON STREET DANDENONG VIC 3175

2 2 1

Sold Price **$315,000** Sold Date **12-Feb-25**

Distance **1.22km**

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

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