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	116/80 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	$349,000	&	$383,900

Median sale price

(*Delete house or unit as applicable)

Median Price	$460,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Mar 2024	to	28 Feb 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
211/80 CHELTENHAM ROAD DANDENONG VIC 3175	$375,000	28-Nov-24
2/1 KEYS STREET DANDENONG VIC 3175	$388,000	18-Feb-25
3/35 HEMMINGS STREET DANDENONG VIC 3175	$370,000	22-Jan-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: 19 March 2025

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211/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price **$375,000** Sold Date **28-Nov-24**

Distance **0km**



2/1 KEYS STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$388,000** Sold Date **18-Feb-25**

Distance **0.76km**



3/35 HEMMINGS STREET DANDENONG VIC 3175

2 1 1

Sold Price RS **$370,000** Sold Date **22-Jan-25**

Distance **0.78km**

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

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