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	113/80 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	$300,000	&	$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Dandenong
Period-from	01 Jul 2025	to	30 Jun 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.

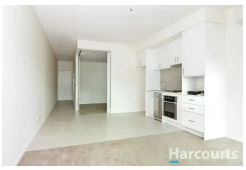
Address of comparable property	Price	Date of sale
11/80 CHELTENHAM ROAD DANDENONG VIC 3175	$295,000	13-Feb-26
106/80 CHELTENHAM ROAD DANDENONG VIC 3175	$330,000	01-Apr-26
602/80 CHELTENHAM ROAD DANDENONG VIC 3175	$305,000	16-Mar-26

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: 01 July 2026

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11/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$295,000** Sold Date **13-Feb-26**

Distance **0km**



106/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$330,000** Sold Date **01-Apr-26**

Distance **0km**



602/80 CHELTENHAM ROAD DANDENONG VIC 3175

1 1 1

Sold Price **$305,000** Sold Date **16-Mar-26**

Distance **0km**

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

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