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	115/80 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	$330,000	&	$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$481,000	Property type	Unit	Suburb	Dandenong
Period-from	01 May 2025	to	30 Apr 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
203/80 CHELTENHAM ROAD DANDENONG VIC 3175	$368,000	13-May-26
16/12 CLOSE AVENUE DANDENONG VIC 3175	$360,000	26-Feb-26
15/3 CLOSE AVENUE DANDENONG VIC 3175	$354,000	20-Jan-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: 19 May 2026

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203/80 CHELTENHAM ROAD DANDENONG VIC 3175

2 1 1

Sold Price RS **$368,000** Sold Date **13-May-26**

Distance **0km**

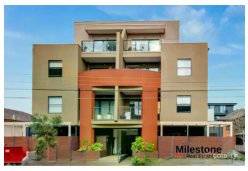


16/12 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$360,000** Sold Date **26-Feb-26**

Distance **1.02km**



15/3 CLOSE AVENUE DANDENONG VIC 3175

2 1 1

Sold Price **$354,000** Sold Date **20-Jan-26**

Distance **1km**

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

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