

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

14/80 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

\$275,000

&

\$297,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Sep 2024

to

31 Aug 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

7/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$270,000	10-Sep-25
12/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$280,000	09-Sep-25
802/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$329,000	06-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: 16 September 2025



**7/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price ^{RS} **\$270,000** ^{UN} Sold Date **10-Sep-25**

Distance **0km**



**12/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price ^{RS} **\$280,000** Sold Date **09-Sep-25**

Distance **0km**



**802/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$329,000** Sold Date **06-Aug-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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