

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

6/60 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2024

to

31 Jul 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

18/68 CHELTENHAM ROAD DANDENONG VIC 3175	\$605,000	12-Jul-25
8/60 CHELTENHAM ROAD DANDENONG VIC 3175	\$630,000	30-May-25
2/11 MOOMBA PARADE DANDENONG VIC 3175	\$710,099	09-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: 11 August 2025



18/68 CHELTENHAM ROAD DANDENONG VIC 3175

 3  3  1

Sold Price

^{RS} **\$605,000**

Sold Date

12-Jul-25

Distance

0.15km



8/60 CHELTENHAM ROAD DANDENONG VIC 3175

 3  3  1

Sold Price

\$630,000

Sold Date

30-May-25

Distance

0km



2/11 MOOMBA PARADE DANDENONG VIC 3175

 3  3  1

Sold Price

^{RS} **\$710,099**

Sold Date

09-Aug-25

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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