

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

112/80 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

\$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

108/8 PODMORE STREET DANDENONG VIC 3175	\$330,000	19-Aug-25
12/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$280,000	09-Sep-25
7/8 PODMORE STREET DANDENONG VIC 3175	\$315,000	03-Jun-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: 24 September 2025



108/8 PODMORE STREET DANDENONG VIC 3175

 1  1  1

Sold Price

^{RS}

\$330,000

Sold Date

19-Aug-25

Distance

1.28km



12/80 CHELTENHAM ROAD DANDENONG VIC 3175

 1  1  1

Sold Price

^{RS}

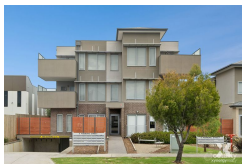
\$280,000

Sold Date

09-Sep-25

Distance

0km



7/8 PODMORE STREET DANDENONG VIC 3175

 1  1  1

Sold Price

\$315,000

Sold Date

03-Jun-25

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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