

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

129/80 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

\$360,000

&

\$396,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Aug 2025

to

31 Jul 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	\$370,000	05-May-26
9/3 CLOSE AVENUE DANDENONG VIC 3175	\$380,000	19-Aug-26
206/8 PODMORE STREET DANDENONG VIC 3175	\$365,000	25-Feb-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: 24 August 2026



**203/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$370,000

Sold Date **05-May-26**

Distance

0km



**9/3 CLOSE AVENUE DANDENONG
VIC 3175**

 2  1  1

Sold Price

^{RS} **\$380,000**

Sold Date **19-Aug-26**

Distance

0.98km



**206/8 PODMORE STREET
DANDENONG VIC 3175**

 2  1  1

Sold Price

\$365,000

Sold Date **25-Feb-26**

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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