

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

206/80 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

\$255,000

&

\$270,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Dandenong

Period-from

01 Jan 2025

to

31 Dec 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

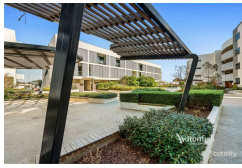
Date of sale

15/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$256,000	26-Nov-25
9/2-4 HUTTON STREET DANDENONG VIC 3175	\$265,000	29-Nov-25
14/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$280,500	10-Oct-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: 13 January 2026



**15/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price

^{RS}

\$256,000

Sold Date **26-Nov-25**

Distance

0km



**9/2-4 HUTTON STREET
DANDENONG VIC 3175**

2 1 1

Sold Price

^{RS}

\$265,000

Sold Date **29-Nov-25**

Distance

0.67km



**14/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price

\$280,500

Sold Date **10-Oct-25**

Distance

0km



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

1 1 1

Sold Price

\$280,000

Sold Date **06-Aug-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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