

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

805/80 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

\$400,000

&

\$440,000

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

705/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$450,000	22-Aug-25
217/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$405,000	20-Nov-25
325/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$405,000	11-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: 23 January 2026


**705/80 CHELTENHAM ROAD
DANDENONG VIC 3175**
 2
  2
  1

 Sold Price **\$450,000** Sold Date **22-Aug-25**

 Distance **0km**

**217/80 CHELTENHAM ROAD
DANDENONG VIC 3175**
 2
  2
  1

 Sold Price **\$405,000** Sold Date **20-Nov-25**

 Distance **0km**

**325/80 CHELTENHAM ROAD
DANDENONG VIC 3175**
 2
  2
  1

 Sold Price Sold Date **11-Aug-25**

 Distance **0km**
RS = Recent sale

UN = Undisclosed Sale

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