

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

8/60 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

\$735,000

Property type

Townhouse

Suburb

Dandenong

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

17 CONNELL LANE DANDENONG VIC 3175	\$640,000	26-Mar-25
26 STEVEN STREET DANDENONG VIC 3175	\$665,000	16-Mar-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: 14 May 2025



**17 CONNELL LANE DANDENONG
VIC 3175**

Sold Price

^{RS}

\$640,000

Sold Date

26-Mar-25



3



2



2

Distance

0.35km



**26 STEVEN STREET DANDENONG
VIC 3175**

Sold Price

\$665,000

Sold Date

16-Mar-25



3



2



2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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