

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

614/157 LONSDALE STREET 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

\$250,000

&

\$275,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,500

Property type

Unit

Suburb

Dandenong

Period-from

01 Jul 2024

to

30 Jun 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

5/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$270,000	31-Jan-24
8/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$278,000	14-Mar-25
119/80 CHELTENHAM ROAD DANDENONG VIC 3175	\$274,999	12-Mar-24

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.

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**5/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$270,000** Sold Date **31-Jan-24**

Distance **0.88km**



**8/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$278,000** Sold Date **14-Mar-25**

Distance **0.88km**



**119/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$274,999** Sold Date **12-Mar-24**

Distance **0.88km**



**212/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$260,000** Sold Date **08-Nov-24**

Distance **0.88km**



**238/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price **\$265,000** Sold Date **30-Apr-25**

Distance **0.88km**



**240/80 CHELTENHAM ROAD
DANDENONG VIC 3175**

1 1 1

Sold Price Sold Date **17-Nov-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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