

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 7/87-93 Jones Road, Dandenong Vic 3175

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$490,000 Property Type Unit Suburb Dandenong

Period - From 01/01/2026 to 31/03/2026 Source REIV

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 six 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
1	324/80 Cheltenham Rd DANDENONG 3175	\$405,000	13/05/2026
2	141/80 Cheltenham Rd DANDENONG 3175	\$400,000	01/05/2026
3	6/125 Chandler Rd NOBLE PARK 3174	\$440,000	27/04/2026

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 six months.~~

This Statement of Information was prepared on: 22/06/2026 17:55



Rooms: 3
Property Type: Apartment
Land Size: 2546 sqm approx
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
March quarter 2026: \$490,000

Comparable Properties



324/80 Cheltenham Rd DANDENONG 3175 (REI)

Agent Comments



Price: \$405,000
Method: Private Sale
Date: 13/05/2026
Property Type: Unit



141/80 Cheltenham Rd DANDENONG 3175 (REI/VG)

Agent Comments



Price: \$400,000
Method: Private Sale
Date: 01/05/2026
Property Type: Apartment



6/125 Chandler Rd NOBLE PARK 3174 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 27/04/2026
Property Type: Apartment

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