

# 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

13/109 Weatherall Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$631,000 Property Type Unit Suburb Cheltenham

Period - From 17/06/2024 to 16/06/2025 Source Property Data

### 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	4/18 Flinders St MENTONE 3194	\$440,000	10/05/2025
2	10/28 Latrobe St MENTONE 3194	\$440,000	08/04/2025
3			

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: 17/06/2025 11:50



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Property Type: Unit  
Agent Comments

Indicative Selling Price  
\$420,000 - \$460,000  
Median Unit Price  
17/06/2024 - 16/06/2025: \$631,000

Comparable Properties



4/18 Flinders St MENTONE 3194 (REI)

Agent Comments

1 1 1

Price: \$440,000  
Method: Auction Sale  
Date: 10/05/2025  
Property Type: Unit

10/28 Latrobe St MENTONE 3194 (VG)

Agent Comments

1 - -

Price: \$440,000  
Method: Sale  
Date: 08/04/2025  
Property Type: Flat/Unit/Apartment (Res)

The estate agent or the agent's representative has conducted two recent sales within this block; however, both transactions are more than six months old. Please find the details below: 8/109 Weatherall Road, Cheltenham — 1 Bedroom, 1 Bathroom  
Sale Date: 1 November 2024 Sale Price: \$452,500 15/109 Weatherall Road, Cheltenham — 1 Bedroom, 1 Bathroom, 1 Car Space  
Sale Date: 3 October 2024 Sale Price: \$462,000

Account - Hodges



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