Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sal	e
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Including suburl	Address Including suburb and postcode 1/204 Charman Road, Cheltenham Vic 3192			
Indicative selling price				
For the meaning of this price see consumer.vic.gov.au/underquoting				
Range between	\$600,000	&	\$660,000	

Median sale price

Median price \$715,000	Property T	pe Unit	Subui	b Cheltenham
Period - From 29/05/2024	to 28/05/2	025 So	ource Prope	rty 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	8/86-88 Collins St MENTONE 3194	\$620,000	05/05/2025
2	1/24 Higham St CHELTENHAM 3192	\$651,000	03/05/2025
3	7/39 Milan St MENTONE 3194	\$650,000	12/03/2025

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:	29/05/2025 11:29













Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price \$600,000 - \$660,000 **Median Unit Price** 29/05/2024 - 28/05/2025: \$715,000

Comparable Properties



8/86-88 Collins St MENTONE 3194 (REI) .

2





Price: \$620,000 Method: Private Sale Date: 05/05/2025 Property Type: Unit

Agent Comments



1/24 Higham St CHELTENHAM 3192 (REI)

2







Agent Comments

Price: \$651,000 Method: Auction Sale Date: 03/05/2025 Property Type: Unit



7/39 Milan St MENTONE 3194 (REI)

2





Price: \$650,000 Method: Private Sale Date: 12/03/2025 Property Type: Unit

Agent Comments

Account - Buxton | P: 03 9598 8222





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