

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

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 Type

Unit

Suburb

Cheltenham

Period - From

29/05/2024

to

28/05/2025

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.

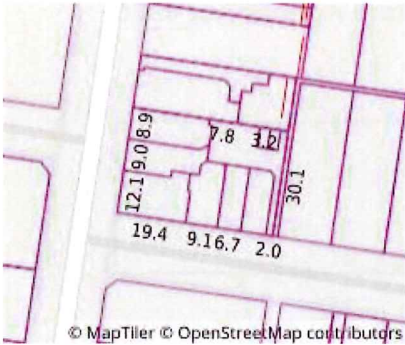
	Address of comparable property	Price	Date of sale
1	8/86-88 Collins St MENTONE 3194	\$620,000	05/05/2025
2	1/24 Higham St CHELTENHAM 3192	\$651,000	03/05/2025
3	7/39 Milan St MENTONE 3194	\$650,000	12/03/2025

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



2 1 1

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)

Agent Comments

2 1 1

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



1/24 Higham St CHELTENHAM 3192 (REI)

Agent Comments

2 1 3

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



7/39 Milan St MENTONE 3194 (REI)

Agent Comments

2 1 1

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

Account - Buxton | P: 03 9598 8222