

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

205/6 RAILWAY ROAD CHELTENHAM VIC 3192

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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Cheltenham

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

103/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$456,000	04-Apr-25
203/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$417,500	24-Apr-25
311/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$496,000	02-May-25

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.

This Statement of Information was prepared on: 21 July 2025

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**103/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$456,000** Sold Date **04-Apr-25**

Distance **0.19km**



**203/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$417,500** Sold Date **24-Apr-25**

Distance **0.19km**



**311/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price ^{RS} **\$496,000** Sold Date **02-May-25**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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