

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

325/8 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2024

to

31 May 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

811/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$455,000	17-Apr-25
10/49 WILSON STREET CHELTENHAM VIC 3192	\$450,000	10-Jan-25
603/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$440,000	01-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: 26 June 2025

**811/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$455,000** Sold Date **17-Apr-25**Distance **0.06km****10/49 WILSON STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$450,000** Sold Date **10-Jan-25**Distance **0.57km****603/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$440,000** Sold Date **01-May-25**Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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