

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

115/278 CHARMAN 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

\$580,000

or range
between

&

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

402/37-39 STATION ROAD CHELTENHAM VIC 3192	\$555,000	02-May-25
109/15 MAUDE STREET CHELTENHAM VIC 3192	\$528,000	16-Jul-24
G06/19 HALL STREET CHELTENHAM VIC 3192	\$607,000	25-Mar-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: 08 July 2025



**402/37-39 STATION ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$555,000** Sold Date **02-May-25**

Distance **0.18km**



**109/15 MAUDE STREET
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$528,000** Sold Date **16-Jul-24**

Distance **0.41km**



**G06/19 HALL STREET
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$607,000** Sold Date **25-Mar-25**

Distance **0.46km**

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

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