

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

1/41 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000

&

\$745,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2024

to 30/06/2025

Source REIV

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	2/13 Tilley St CHELTENHAM 3192	\$720,000	06/06/2025
2	14/68-70 Wilson St CHELTENHAM 3192	\$750,000	19/04/2025
3	3/233 Warrigal Rd CHELTENHAM 3192	\$674,000	22/02/2025

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:

07/07/2025 21:00



Property Type:
Flat/Unit/Apartment (Res)
[Agent Comments](#)

Indicative Selling Price

\$680,000 - \$745,000

Median Unit Price

Year ending June 2025: \$740,000

Comparable Properties



2/13 Tilley St CHELTENHAM 3192 (REI)

[Agent Comments](#)



Price: \$720,000
Method: Private Sale
Date: 06/06/2025
Property Type: Townhouse (Single)



14/68-70 Wilson St CHELTENHAM 3192 (REI)

[Agent Comments](#)



Price: \$750,000
Method: Auction Sale
Date: 19/04/2025
Property Type: Unit



3/233 Warrigal Rd CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)



Price: \$674,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

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