

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

11/310 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$600,000

&

\$625,000

Median sale price

Median price \$635,000

Property Type Unit

Suburb Cheltenham

Period - From 19/07/2024

to

18/07/2025

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	9/5-7 Hall St CHELTENHAM 3192	\$608,000	24/05/2025
2	3/24 Warren Rd CHELTENHAM 3192	\$600,000	08/05/2025
3	94 Benkel Av CHELTENHAM 3192	\$600,000	15/04/2025

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:

19/07/2025 15:22



2 1 2

Property Type: Unit
Agent Comments

Indicative Selling Price
\$600,000 - \$625,000
Median Unit Price
19/07/2024 - 18/07/2025: \$635,000

Comparable Properties



9/5-7 Hall St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$608,000
Method: Auction Sale
Date: 24/05/2025
Property Type: Apartment



3/24 Warren Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 3

Price: \$600,000
Method: Auction Sale
Date: 08/05/2025
Property Type: Unit

94 Benkel Av CHELTENHAM 3192 (VG)

Agent Comments

4 - -

Price: \$600,000
Method: Sale
Date: 15/04/2025
Property Type: House (Res)
Land Size: 530 sqm approx

Account - Jellis Craig



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