

## 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

1312 NEPEAN HIGHWAY CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2024

to

31 Mar 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

4/1 PHILLIP STREET MENTONE VIC 3194	\$880,000	21-Oct-24
6 ELMAN ROAD CHELTENHAM VIC 3192	\$835,000	09-Nov-24
3/72 NEPEAN HIGHWAY MENTONE VIC 3194	\$915,000	13-Nov-24

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: 18 April 2025



**4/1 PHILLIP STREET MENTONE VIC 3194** Sold Price **\$880,000** Sold Date **21-Oct-24**

 3  1  1

Distance **0.37km**



**6 ELMAN ROAD CHELTENHAM VIC 3192** Sold Price **\$835,000** Sold Date **09-Nov-24**

 4  1  1

Distance **0.69km**



**3/72 NEPEAN HIGHWAY MENTONE VIC 3194** Sold Price **\$915,000** Sold Date **13-Nov-24**

 3  2  2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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