

## 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

706/6 RAILWAY ROAD CHELTENHAM VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$701,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2023

to

30 Jun 2024

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

606/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$515,000	21-Mar-24
310/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$495,000	31-May-24
206/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$500,000	30-Jan-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: 02 July 2024



**606/6 RAILWAY ROAD  
 CHELTENHAM VIC 3192**

 2  2  1

Sold Price <sup>RS</sup> **\$515,000** <sup>UN</sup> Sold Date **21-Mar-24**

Distance **0.02km**



**310/6 RAILWAY ROAD  
 CHELTENHAM VIC 3192**

 2  2  1

Sold Price <sup>RS</sup> **\$495,000** Sold Date **31-May-24**

Distance **0.02km**



**206/1228 NEPEAN HIGHWAY  
 CHELTENHAM VIC 3192**

 2  2  -

Sold Price **\$500,000** Sold Date **30-Jan-24**

Distance **0.04km**

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

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