

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 303/6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$445,000 & \$465,000

Median sale price

Median price \$773,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2024 to 31/12/2024 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	717/8 Railway Rd CHELTENHAM 3192	\$450,000	21/01/2025
2	207/278 Charman Rd CHELTENHAM 3192	\$440,000	19/08/2024
3			

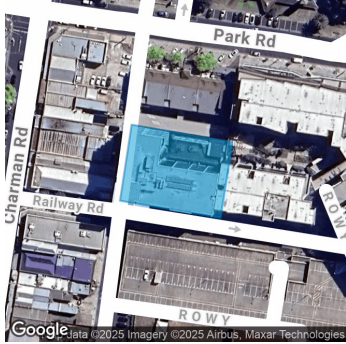
OR

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: 22/01/2025 18:58

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Indicative Selling Price
 \$445,000 - \$465,000
Median Unit Price
 Year ending December 2024: \$773,000



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

Comparable Properties



717/8 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 21/01/2025
Property Type: Apartment



207/278 Charman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 19/08/2024
Property Type: Apartment

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.

Account - Barry Plant | P: 03 9586 0500