

# 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

108/278 Charman Road, Cheltenham Vic 3192
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$400,000
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 & 

\$440,000
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### Median sale price

Median price 

\$698,000
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 Property Type 

Unit
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 Suburb 

Cheltenham
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Period - From 

12/02/2023
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 to 

11/02/2024
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 Source 

REIV
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### 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	604/6 Railway Rd CHELTENHAM 3192	\$435,000	21/11/2023
2	1/81 Wilson St CHELTENHAM 3192	\$430,000	06/10/2023
3	3/1161 Nepean Hwy HIGHETT 3190	\$412,000	07/12/2023

**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: 

12/02/2024 11:21
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 2   
  2   
  1

**Rooms:** 3

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$400,000 - \$440,000

**Median Unit Price**

12/02/2023 - 11/02/2024: \$698,000

## Comparable Properties



**604/6 Railway Rd CHELTENHAM 3192 (REI/VG)** Agent Comments

 2   
  1   
  1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** Apartment



**1/81 Wilson St CHELTENHAM 3192 (REI/VG)** Agent Comments

 2   
  1   
  1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 06/10/2023

**Property Type:** Apartment



**3/1161 Nepean Hwy HIGHETT 3190 (REI/VG)** Agent Comments

 2   
  1   
  1

**Price:** \$412,000

**Method:** Private Sale

**Date:** 07/12/2023

**Property Type:** Apartment

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