

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

211/278 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$300,000 & \$330,000

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	209/9 Chesterville Rd CHELTENHAM 3192	\$310,000	31/01/2025
2	20/5 Brindisi St MENTONE 3194	\$320,000	21/11/2024
3	503/1146 Nepean Hwy HIGHETT 3190	\$320,000	23/08/2024

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:

07/02/2025 16:02



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Property Type: Apartment

Indicative Selling Price
 \$300,000 - \$330,000
Median Unit Price
 Year ending December 2024: \$773,000

Comparable Properties



209/9 Chesterville Rd CHELTENHAM 3192 (REI)

Agent Comments

1
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Price: \$310,000
Method: Private Sale
Date: 31/01/2025
Property Type: Apartment



20/5 Brindisi St MENTONE 3194 (REI)

Agent Comments

1
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Price: \$320,000
Method: Private Sale
Date: 21/11/2024
Property Type: Unit



503/1146 Nepean Hwy HIGHETT 3190 (REI/VG)

Agent Comments

1
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Price: \$320,000
Method: Private Sale
Date: 23/08/2024
Property Type: Apartment

Account - Jellis Craig | P: 03 9194 1200