Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

211/278 Charman Road, Cheltenham Vic 3192

Indicative selling price

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

Median sale price

Median price	\$773,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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

Price: \$310,000 Method: Private Sale Date: 31/01/2025

Property Type: Apartment



20/5 Brindisi St MENTONE 3194 (REI)

Agent Comments

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



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

Price: \$320,000 Method: Private Sale Date: 23/08/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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