

## 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

327/8 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

\$325,000

&

\$355,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Dec 2022

to

30 Nov 2023

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

|   |           |           |
|---|-----------|-----------|
| 625/8 RAILWAY ROAD CHELTENHAM VIC 3192      | \$350,000 | 28-Sep-23 |
| 206/9 CHESTERVILLE ROAD CHELTENHAM VIC 3192 | \$319,000 | 08-Sep-23 |
| 403/1146 NEPEAN HIGHWAY HIGHETT VIC 3190    | \$340,000 | 31-Jul-23 |

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: 08 December 2023



**625/8 RAILWAY ROAD  
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$350,000** Sold Date **28-Sep-23**

Distance **0.03km**

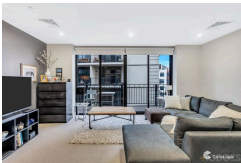


**206/9 CHESTERVILLE ROAD  
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$319,000** Sold Date **08-Sep-23**

Distance **0.55km**



**403/1146 NEPEAN HIGHWAY  
HIGHETT VIC 3190**

1 1 -

Sold Price **\$340,000** Sold Date **31-Jul-23**

Distance **1.57km**

RS = Recent sale      UN = Undisclosed Sale

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