



**RayWhite.**



Statement  
of information

103/278 CHARMAN ROAD, CHELTENHAM, VIC 3192  
PREPARED BY JOHN PANTELIOS, RAY WHITE BENTLEIGH & CARNEGIE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**103/278 CHARMAN ROAD, CHELTENHAM,**  2  2  1

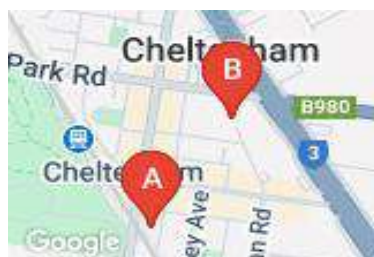
### Indicative Selling Price

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

Price Range: **\$440,000 to \$480,000**

Provided by: Ray White Carnegie, Ray White Corporate Default

## MEDIAN SALE PRICE



**CHELTENHAM, VIC, 3192**

Suburb Median Sale Price (Unit)

**\$725,000**

01 January 2024 to 31 December 2024

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



**207/278 CHARMAN RD, CHELTENHAM, VIC**  2  2  1

Sale Price

**\$440,000**

Sale Date: 19/08/2024

Distance from Property: 0m



**403/1228 NEPEAN HWY, CHELTENHAM, VIC**  2  2  1

Sale Price

**\*\$450,000**

Sale Date: 14/01/2025

Distance from Property: 238m



**717/8 RAILWAY RD, CHELTENHAM, VIC 3192**  2  1  1

Sale Price

**\*\$450,000**

Sale Date: 21/01/2025

Distance from Property: 238m



This report has been compiled on 11/02/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address Including suburb and postcode: 103/278 CHARMAN ROAD, CHELTENHAM, VIC 3192

### Indicative selling price

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

Price Range: \$440,000 to \$480,000

### Median sale price

Median price: \$725,000 Property type: Unit Suburb: CHELTENHAM  
Period: 01 January 2024 to 31 December 2024 Source: pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
207/278 CHARMAN RD, CHELTENHAM, VIC 3192	\$440,000	19/08/2024
403/1228 NEPEAN HWY, CHELTENHAM, VIC 3192	*\$450,000	14/01/2025
717/8 RAILWAY RD, CHELTENHAM, VIC 3192	*\$450,000	21/01/2025

This Statement of Information was prepared on: 11/02/2025