

## 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

523/8 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

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2024

to

28 Feb 2025

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

303/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	07-Feb-25
717/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	21-Jan-25

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: 05 March 2025



**303/6 RAILWAY ROAD  
CHELTENHAM VIC 3192**

2 1 1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **07-Feb-25**

Distance **0.06km**



**717/8 RAILWAY ROAD  
CHELTENHAM VIC 3192**

2 1 1

Sold Price Sold Date **21-Jan-25**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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