

A photograph of a modern backyard. In the foreground, a hammock with a yellow and orange canopy is set up on a paved patio. Next to it is a wooden stool made of two tree stumps, topped with a straw hat. In the background, a swimming pool is enclosed by a glass fence. The pool is surrounded by a wooden deck and a wall made of horizontal wooden planks. Large trees and lush greenery surround the pool area. The scene is brightly lit, suggesting a sunny day.

RayWhite.

Statement of information

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



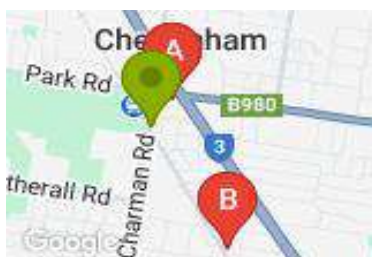
103/278 CHARMAN ROAD, CHELTENHAM, 2 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$400,000 to \$440,000**

Provided by: Ray White Carnegie, Ray White Corporate Default

MEDIAN SALE PRICE



CHELTENHAM, VIC, 3192

Suburb Median Sale Price (Unit)

\$719,500

01 January 2024 to 31 December 2024

Provided by: pricefinder

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.



706/1228 NEPEAN HWY, CHELTENHAM, VIC

2 1 1

Sale Price

***\$435,000**

Sale Date: 11/02/2025

Distance from Property: 238m



17/3-5 ALVENA ST, MENTONE, VIC 3194

2 2 1

Sale Price

***\$435,000**

Sale Date: 20/02/2025

Distance from Property: 999m



403/1228 NEPEAN HWY, CHELTENHAM, VIC

2 2 1

Sale Price

\$450,000

Sale Date: 24/01/2025

Distance from Property: 238m

This report has been compiled on 17/03/2025 by Ray White Corporate Default. Property Data Solutions Pty Ltd 2025 - 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 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

Price Range:

\$400,000 to \$440,000

Median sale price

Median price

\$719,500

Property type

Unit


Suburb

CHELTENHAM

Period

01 January 2024 to 31 December 2024

Source



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
706/1228 NEPEAN HWY, CHELTENHAM, VIC 3192	*\$435,000	11/02/2025
17/3-5 ALVENA ST, MENTONE, VIC 3194	*\$435,000	20/02/2025
403/1228 NEPEAN HWY, CHELTENHAM, VIC 3192	\$450,000	24/01/2025

This Statement of Information was prepared on:

17/03/2025