

# 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

411/1228 Nepean Highway, Cheltenham Vic 3192
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### Indicative selling price

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

Range between 

\$480,000
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 & 

\$500,000
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### Median sale price

Median price 

\$741,600
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 Property Type 

Unit
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 Suburb 

Cheltenham
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### 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	Price	Date of sale
1	303/278 Charman Rd CHELTENHAM 3192	\$505,000	19/12/2023
2	217/116 Balcombe Rd MENTONE 3194	\$502,000	18/01/2024
3	206/1228 Nepean Hwy CHELTENHAM 3192	\$500,000	30/01/2024

**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 six months.~~

This Statement of Information was prepared on: 

22/05/2024 16:24
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411/1228 Nepean Highway, Cheltenham Vic 3192

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2 2 1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$500,000  
**Median Unit Price**  
Year ending March 2024: \$741,600

## Comparable Properties



**303/278 Charman Rd CHELTENHAM 3192**  
**(REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$505,000  
**Method:** Private Sale  
**Date:** 19/12/2023  
**Property Type:** Apartment



**217/116 Balcombe Rd MENTONE 3194**  
**(REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$502,000  
**Method:** Private Sale  
**Date:** 18/01/2024  
**Property Type:** Apartment



**206/1228 Nepean Hwy CHELTENHAM 3192**  
**(REI/VG)**

**Agent Comments**

2 2 1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 30/01/2024  
**Property Type:** Apartment

**Account - Jellis Craig**



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