

## 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

407/6 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

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2023

to

30 Sep 2024

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

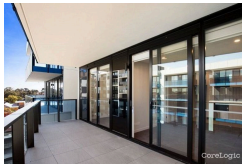
Date of sale

605/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$440,000	08-Jun-24
207/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$440,000	19-Aug-24
3/14-16 BARRETT STREET CHELTENHAM VIC 3192	\$410,000	30-May-24

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: 28 October 2024



**605/1228 NEPEAN HIGHWAY  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$440,000** Sold Date **08-Jun-24**

Distance **0.04km**



**207/278 CHARMAN ROAD  
CHELTENHAM VIC 3192**

 2  2  1

Sold Price <sup>RS</sup> **\$440,000** Sold Date **19-Aug-24**

Distance **0.2km**



**3/14-16 BARRETT STREET  
CHELTENHAM VIC 3192**

 1  1  1

Sold Price **\$410,000** Sold Date **30-May-24**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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