

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 708/6 Railway Road, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$400,000 & \$440,000

Median sale price

Median price \$590,500 Property Type Unit Suburb Cheltenham

Period - From 19/02/2023 to 18/02/2024 Source REIV

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	101/15 Maude St CHELTENHAM 3192	\$450,000	04/01/2024
2	12/250 Charman Rd CHELTENHAM 3192	\$445,000	10/01/2024
3	604/6 Railway Rd CHELTENHAM 3192	\$435,000	21/11/2023

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: 19/02/2024 11:39

708/6 Railway Road, Cheltenham Vic 3192

Ami Russell
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Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$400,000 - \$440,000
Median Unit Price
19/02/2023 - 18/02/2024: \$590,500

Comparable Properties



101/15 Maude St CHELTENHAM 3192 (REI/VG) **Agent Comments**



Price: \$450,000
Method: Private Sale
Date: 04/01/2024
Property Type: Apartment



12/250 Charman Rd CHELTENHAM 3192 (REI) **Agent Comments**



Price: \$445,000
Method: Private Sale
Date: 10/01/2024
Property Type: Apartment



604/6 Railway Rd CHELTENHAM 3192 (REI/VG) **Agent Comments**



Price: \$435,000
Method: Private Sale
Date: 21/11/2023
Property Type: Apartment

Account - Jellis Craig



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