

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

1/4-6 OSWALD STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

2/9-11 DELACOMBE COURT CHELTENHAM VIC 3192	\$670,000	05-Apr-25
3/24 WARREN ROAD CHELTENHAM VIC 3192	\$600,000	08-May-25
25/94-96 CAVANAGH STREET CHELTENHAM VIC 3192	\$640,000	02-Aug-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: 19 August 2025



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**2/9-11 DELACOMBE COURT
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$670,000** Sold Date **05-Apr-25**

Distance **0.06km**



**3/24 WARREN ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$600,000** Sold Date **08-May-25**

Distance **0.19km**



**25/94-96 CAVANAGH STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$640,000** Sold Date **02-Aug-25**

Distance **0.35km**

RS = Recent sale **UN** = Undisclosed Sale

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