

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

115/278 CHARMAN ROAD 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2024

to

31 Aug 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

311/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$496,000	15-Apr-25
707/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$535,000	20-Aug-25
12/31 GARFIELD STREET CHELTENHAM VIC 3192	\$547,500	08-Apr-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: 18 September 2025



**311/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$496,000** Sold Date **15-Apr-25**

Distance **0km**



**707/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 2 1

Sold Price ^{RS} **\$535,000** Sold Date **20-Aug-25**

Distance **0.19km**



**12/31 GARFIELD STREET
CHELTENHAM VIC 3192**

2 2 1

Sold Price **\$547,500** Sold Date **08-Apr-25**

Distance **0.71km**

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

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