

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

116/19 HALL 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

\$700,000

&

\$770,000

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

101/5 MAUDE STREET CHELTENHAM VIC 3192	\$720,000	16-Aug-25
206/1A TURNER ROAD HIGHETT VIC 3190	\$680,000	27-Jun-25
301/5 MAUDE STREET CHELTENHAM VIC 3192	\$735,500	04-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: 30 September 2025



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**101/5 MAUDE STREET
CHELTENHAM VIC 3192**

2 2 1

Sold Price

^{RS}

\$720,000

Sold Date

16-Aug-25

Distance

0.06km



**206/1A TURNER ROAD HIGHETT
VIC 3190**

2 2 1

Sold Price

\$680,000

Sold Date

27-Jun-25

Distance

1.51km



**301/5 MAUDE STREET
CHELTENHAM VIC 3192**

2 2 1

Sold Price

\$735,500

Sold Date

04-Apr-25

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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