

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

17 1-6 Chaprowe Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$570,000

&

\$620,000

Median sale price

Median price \$633,000

Property Type Unit

Suburb Cheltenham

Period - From 11/07/2024

to

10/07/2025

Source

Property Data

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	8/250 Charman Rd CHELTENHAM 3192	\$577,000	26/06/2025
2	2/5 Weymar St CHELTENHAM 3192	\$575,000	21/06/2025
3	3/24 Warren Rd CHELTENHAM 3192	\$600,000	08/05/2025

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:

11/07/2025 13:11

17 1-6 Chaprowe Court, Cheltenham Vic 3192



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
11/07/2024 - 10/07/2025: \$633,000

Comparable Properties



8/250 Charman Rd CHELTENHAM 3192 (REI)

Agent Comments

2 2 2

Price: \$577,000
Method: Sold Before Auction
Date: 26/06/2025
Property Type: Apartment

2/5 Weymar St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Apartment



3/24 Warren Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 3

Price: \$600,000
Method: Auction Sale
Date: 08/05/2025
Property Type: Unit

Account - Jellis Craig



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