

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

205/93 CAVANAGH 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

5/49 WILSON STREET CHELTENHAM VIC 3192	\$490,000	17-Feb-25
523/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$490,000	11-Mar-25
209/215 CHESTERVILLE ROAD MOORABBIN VIC 3189	\$500,000	11-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: 02 July 2025



**5/49 WILSON STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price

\$490,000

Sold Date

17-Feb-25

Distance

0.7km



**523/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price

Sold Date

11-Mar-25

Distance

1.2km



**209/215 CHESTERVILLE ROAD
MOORABBIN VIC 3189**

2 2 1

Sold Price

\$500,000

Sold Date

11-Apr-25

Distance

1.76km

RS = Recent sale

UN = Undisclosed Sale

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