

# 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

206/30 Garfield Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$400,000

&

\$420,000

### Median sale price

Median price \$740,000

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2024

to

30/06/2025

Source REIV

### 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 | 407/1146 Nepean Hwy HIGHETT 3190 | \$408,325 | 24/06/2025   |
| 2 | 601/3 Remington Dr HIGHETT 3190  | \$408,000 | 19/06/2025   |
| 3 | 106/30 Munro Av CHELTENHAM 3192  | \$405,000 | 13/03/2025   |

**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:

25/07/2025 11:50