

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

311/278 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2024

to

31 Mar 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

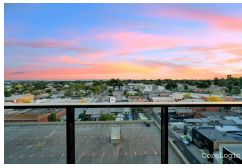
Date of sale

807/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$500,000	22-Oct-24
11/1 GARFIELD STREET CHELTENHAM VIC 3192	\$495,000	19-Jan-25
523/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$490,000	25-Mar-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: 07 April 2025



**807/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$500,000** Sold Date **22-Oct-24**

Distance **0.19km**



**11/1 GARFIELD STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$495,000** Sold Date **19-Jan-25**

Distance **0.98km**



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

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **25-Mar-25**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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