

## 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

4/14-16 BARRETT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2024

to

31 Jul 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 8/2B LATROBE STREET MENTONE VIC 3194 | \$482,500 | 12-Apr-25 |
| 6/30 LATROBE STREET MENTONE VIC 3194 | \$491,000 | 29-Mar-25 |
| 6/32 COLLINS STREET MENTONE VIC 3194 | \$519,000 | 05-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: 20 August 2025



**8/2B LATROBE STREET MENTONE  
VIC 3194**

Sold Price

**\$482,500**

Sold Date

**12-Apr-25**

 1

 1

 1

Distance

**0.41km**



**6/30 LATROBE STREET MENTONE  
VIC 3194**

Sold Price

**\$491,000**

Sold Date

**29-Mar-25**

 1

 1

 1

Distance

**0.45km**



**6/32 COLLINS STREET MENTONE  
VIC 3194**

Sold Price

**\$519,000**

Sold Date

**05-Apr-25**

 1

 1

 1

Distance

**1.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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