

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

412/6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$370,000

&

\$390,000

Median sale price

Median price

\$740,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/10/2024

to

30/09/2025

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	420/8 Railway Rd CHELTENHAM 3192	\$370,000	25/08/2025
2	12/35 Collins St MENTONE 3194	\$385,000	12/05/2025
3	4/22 Latrobe St MENTONE 3194	\$380,000	07/05/2025

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:

06/10/2025 14:45



 1
  1
  1

Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$370,000 - \$390,000
Median Unit Price
 Year ending September 2025: \$740,000

Comparable Properties



420/8 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

 1
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Price: \$370,000
Method: Private Sale
Date: 25/08/2025
Property Type: Apartment
Land Size: 4011 sqm approx

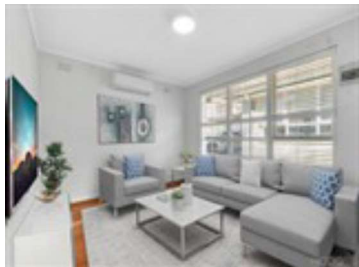


12/35 Collins St MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$385,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment



4/22 Latrobe St MENTONE 3194 (REI/VG)

Agent Comments

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Price: \$380,000
Method: Private Sale
Date: 07/05/2025
Property Type: Unit

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