

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

7/68-74 Farm Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2025

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	3/3 Evergreen Cirt CHELTENHAM 3192	\$610,000	07/11/2025
2	11/310 Warrigal Rd CHELTENHAM 3192	\$630,000	07/08/2025
3	25/94-96 Cavanagh St CHELTENHAM 3192	\$640,000	01/08/2025

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:

17/11/2025 11:10



2 1 1

Property Type: Unit
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median Unit Price
 September quarter 2025: \$750,000

Comparable Properties



3/3 Evergreen Cirt CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$610,000
Method: Sold Before Auction
Date: 07/11/2025
Property Type: Unit



11/310 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 2

Price: \$630,000
Method: Private Sale
Date: 07/08/2025
Property Type: Unit



25/94-96 Cavanagh St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$640,000
Method: Sold Before Auction
Date: 01/08/2025
Property Type: Unit
Land Size: 125 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216