

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

1/1308 NEPEAN HIGHWAY 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2025

to

31 Mar 2026

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

1/32 SUNRAY AVENUE CHELTENHAM VIC 3192	\$870,000	28-Feb-26
154 CHARMAN ROAD MENTONE VIC 3194	\$1,000,000	05-Mar-26
1/13 VOLTRI STREET CHELTENHAM VIC 3192	\$900,000	08-Nov-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: 13 April 2026


**1/32 SUNRAY AVENUE
CHELTENHAM VIC 3194**

Sold Price

^{RS}
\$870,000

Sold Date

28-Feb-26


3



1



1

Distance

1.04km

**154 CHARMAN ROAD MENTONE
VIC 3194**

Sold Price

^{RS}
\$1,000,000

Sold Date

05-Mar-26


3



1



2

Distance

0.84km

**1/13 VOLTRI STREET CHELTENHAM
VIC 3192**

Sold Price

\$900,000

Sold Date

08-Nov-25


3



2



2

Distance

1.13km
RS = Recent sale

UN = Undisclosed Sale

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