

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

1/21 BARKER STREET 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2025

to

31 Aug 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

7/30 GARFIELD STREET CHELTENHAM VIC 3192	\$750,000	04-Sep-26
1/235 WICKHAM ROAD MOORABBIN VIC 3189	\$705,000	24-Jun-26
10/6 JEAN STREET CHELTENHAM VIC 3192	\$665,000	05-Sep-26

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: 11 September 2026


**7/30 GARFIELD STREET
CHELTENHAM VIC 3192**

 2
  2
  1

Sold Price

^{RS}
\$750,000

Sold Date **04-Sep-26**

Distance

0.21km

**1/235 WICKHAM ROAD
MOORABBIN VIC 3189**

 2
  2
  1

Sold Price

\$705,000

Sold Date **24-Jun-26**

Distance

1.91km

**10/6 JEAN STREET CHELTENHAM
VIC 3192**

 2
  2
  1

Sold Price

^{RS}
\$665,000

Sold Date **05-Sep-26**

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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