

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

1/233 WARRIGAL ROAD 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2025

to

30 Jun 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

13/11 HANNAH STREET CHELTENHAM VIC 3192	\$721,000	13-Jun-26
8/15-19 ARGUS STREET CHELTENHAM VIC 3192	\$738,000	03-Jun-26
1/11 HERALD STREET CHELTENHAM VIC 3192	\$737,500	09-May-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: 28 July 2026


**13/11 HANNAH STREET
CHELTENHAM VIC 3192**

 2
  1
  1

Sold Price ^{RS} **\$721,000** ^{UN} Sold Date **13-Jun-26**

Distance **1.16km**


**8/15-19 ARGUS STREET
CHELTENHAM VIC 3192**

 2
  1
  2

Sold Price **\$738,000** Sold Date **03-Jun-26**

Distance **1.66km**


**1/11 HERALD STREET
CHELTENHAM VIC 3192**

 2
  1
  2

Sold Price **\$737,500** Sold Date **09-May-26**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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