

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

18/105 Park Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$774,500 Property Type Unit Suburb Cheltenham

Period - From 01/04/2024 to 31/03/2025 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	2/105 Park Rd CHELTENHAM 3192	\$705,000	09/04/2025
2	4/129 Park Rd CHELTENHAM 3192	\$750,000	14/02/2025
3	7/145 Park Rd CHELTENHAM 3192	\$650,000	07/12/2024

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:

03/06/2025 09:38



2 1 1

Property Type: Unit

Comparable Properties



2/105 Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$705,000

Method: Sold Before Auction

Date: 09/04/2025

Property Type: Unit

4/129 Park Rd CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$750,000

Method: Sale

Date: 14/02/2025

Property Type: Flat/Unit/Apartment (Res)



7/145 Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000

Method: Auction Sale

Date: 07/12/2024

Property Type: Unit

Land Size: 80 sqm approx