

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

198A 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,900

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2025

to

28 Feb 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

1A HALLINAN COURT CHELTENHAM VIC 3192	\$1,725,000	21-Feb-26
220B NEPEAN HIGHWAY PARKDALE VIC 3195	\$1,622,000	29-Nov-25
6/3 MENTONE PARADE MENTONE VIC 3194	\$1,480,000	22-Dec-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: 16 March 2026

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**1A HALLINAN COURT
CHELTENHAM VIC 3192**

 4  3  2

Sold Price ^{RS} **\$1,725,000** Sold Date **21-Feb-26**

Distance **0.54km**



**220B NEPEAN HIGHWAY
PARKDALE VIC 3195**

 4  3  2

Sold Price ^{RS} **\$1,622,000** Sold Date **29-Nov-25**

Distance **0.92km**



**6/3 MENTONE PARADE MENTONE
VIC 3194**

 4  3  2

Sold Price ^{RS} **\$1,480,000** Sold Date **22-Dec-25**

Distance **2km**

RS = Recent sale **UN** = Undisclosed Sale

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