

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

2/157 Warrigal Road, Cheltenham VIC 3192

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$787,500

Property Type

Other

Suburb

Cheltenham

Period - From

27/01/2026

to

27/07/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/38 Eden St, Cheltenham Vic	\$815,000	04/04/2026
26b Brampton St, Cheltenham Vic	\$790,000	21/02/2026
1/66 Wilson St, Cheltenham Vic	\$775,000	17/02/2026

This Statement of Information was prepared on:

28/07/2026