

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

2/2 Bellevue Road, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$767,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2025

to

31/03/2026

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	4/6 Bellevue Rd CHELTENHAM 3192	\$617,000	17/04/2026
2	105/8 Garfield St CHELTENHAM 3192	\$615,000	12/02/2026
3	103/30 Garfield St CHELTENHAM 3192	\$622,000	30/01/2026

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:

05/05/2026 11:35

2/2 Bellevue Road, Cheltenham Vic 3192



Nick Jones

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Indicative Selling Price

\$630,000

Median Unit Price

Year ending March 2026: \$767,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



4/6 Bellevue Rd CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$617,000

Method: Private Sale

Date: 17/04/2026

Property Type: Apartment



105/8 Garfield St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$615,000

Method: Private Sale

Date: 12/02/2026

Property Type: Apartment



103/30 Garfield St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 2 1

Price: \$622,000

Method: Private Sale

Date: 30/01/2026

Property Type: Apartment

Land Size: 2299 sqm approx

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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