

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

20/1-6 Chaprowe Court, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$600,000

&

\$650,000

Median sale price

Median price

\$787,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2025

to

30/06/2026

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	17/11 Hannah St CHELTENHAM 3192	\$686,000	28/08/2026
2	1/27 Heather Gr CHELTENHAM 3192	\$665,000	11/07/2026
3	14/374 Warrigal Rd CHELTENHAM 3192	\$635,000	23/05/2026

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:

29/09/2026 10:05



3 1 1

Property Type: Unit

Kon Galitos
9593 4500
0414 902 680
kongalitos@jellisrcraig.com.au

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending June 2026: \$787,500

Comparable Properties



17/11 Hannah St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$686,000
Method: Private Sale
Date: 28/08/2026
Property Type: Unit



1/27 Heather Gr CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$665,000
Method: Auction Sale
Date: 11/07/2026
Property Type: Unit
Land Size: 250 sqm approx



14/374 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$635,000
Method: Auction Sale
Date: 23/05/2026
Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604