

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

2a/199 Charman Road, Cheltenham VIC 3192

Indicative selling price

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

Range between

\$980,000

&

\$1,050,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Cheltenham

Period - From

18/09/2025

to

17/03/2026

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
3/18 Edsall St, Highett Vic	\$991,100	05/02/2026
2 Haines St, Cheltenham Vic	\$1,049,000	28/10/2025
1/76 Collins St, Mentone Vic	\$980,000	17/11/2025

This Statement of Information was prepared on:

18/03/2026