

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

306/9 Chesterville Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$340,000 & \$370,000

Median sale price

Median price \$750,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2026 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	202/5a Remington Dr HIGHETT 3190	\$365,000	22/04/2026
2	105/157 Park Rd CHELTENHAM 3192	\$365,000	25/02/2026
3	17/338 Bay Rd CHELTENHAM 3192	\$365,000	20/01/2026

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:

07/05/2026 20:43



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Property Type: Apartment

Agent Comments

Comparable Properties



202/5a Remington Dr HIGHETT 3190 (REI)

Agent Comments

1 1 1

Price: \$365,000

Method: Private Sale

Date: 22/04/2026

Property Type: Apartment

105/157 Park Rd CHELTENHAM 3192 (VG)

Agent Comments

1 - -

Price: \$365,000

Method: Sale

Date: 25/02/2026

Property Type: Flat/Unit/Apartment (Res)



17/338 Bay Rd CHELTENHAM 3192 (REI)

Agent Comments

1 1 1

Price: \$365,000

Method: Private Sale

Date: 20/01/2026

Property Type: Apartment

Account - Hodges