

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

5/1325 NEPEAN HIGHWAY CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$530,000

&

\$583,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,800

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

4/207 CHARMAN ROAD CHELTENHAM VIC 3192	\$580,000	22-Jan-26
6/5 WEYMAR STREET CHELTENHAM VIC 3192	\$554,000	06-Dec-25
1/12 COLLINS STREET MENTONE VIC 3194	\$525,000	09-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 19 February 2026

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**4/207 CHARMAN ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price ^{RS} **\$580,000** Sold Date **22-Jan-26**

Distance **0.64km**



**6/5 WEYMAR STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$554,000** Sold Date **06-Dec-25**

Distance **0.76km**



**1/12 COLLINS STREET MENTONE
VIC 3194**

 2  1  1

Sold Price **\$525,000** Sold Date **09-Dec-25**

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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