

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

9/1255 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$655,000

Property Type Unit

Suburb Cheltenham

Period - From 18/09/2025

to 17/09/2026

Source Property Data

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	408/1142b Nepean Hwy HIGHETT 3190	\$446,000	05/09/2026
2	2/1161 Nepean Hwy HIGHETT 3190	\$455,000	21/08/2026
3	912/2-6 Railway Rd CHELTENHAM 3192	\$457,000	10/08/2026

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:

18/09/2026 11:55

Pandelis Plousi
9584 6500
0409 553 929
pplousi@hodges.com.au

Indicative Selling Price

\$440,000 - \$460,000

Median Unit Price

18/09/2025 - 17/09/2026: \$655,000



2 1 1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



408/1142b Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$446,000

Method: Private Sale

Date: 05/09/2026

Property Type: Apartment



2/1161 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$455,000

Method: Sold Before Auction

Date: 21/08/2026

Property Type: Unit

Land Size: 297 sqm approx



912/2-6 Railway Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$457,000

Method: Private Sale

Date: 10/08/2026

Property Type: Apartment

Account - Hodges | P: 03 95846500 | F: 03 95848216