

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

912/6 RAILWAY ROAD 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2025

to

30 Jun 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

904/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$457,500	21-Feb-26
107/157 PARK ROAD CHELTENHAM VIC 3192	\$469,000	12-May-26
206/93 CAVANAGH STREET CHELTENHAM VIC 3192	\$470,000	21-May-26

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: 24 July 2026



904/6 RAILWAY ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price

\$457,500

Sold Date

21-Feb-26

Distance

0km



107/157 PARK ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price

\$469,000

Sold Date

12-May-26

Distance

0.16km



206/93 CAVANAGH STREET CHELTENHAM VIC 3192

2 1 1

Sold Price

\$470,000

Sold Date

21-May-26

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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