

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

406/9 CHESTERVILLE 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

\$462,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2025

to

30 Apr 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

4/15 SUNRAY AVENUE CHELTENHAM VIC 3192	\$490,000	23-Jan-26
602/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$475,000	08-Dec-25
102/157 PARK ROAD CHELTENHAM VIC 3192	\$469,000	15-Apr-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: 01 May 2026



**4/15 SUNRAY AVENUE
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$490,000** Sold Date **23-Jan-26**

Distance **0.59km**



**602/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$475,000** Sold Date **08-Dec-25**

Distance **0.53km**



**102/157 PARK ROAD CHELTENHAM
VIC 3192**

2 1 1

Sold Price ^{RS} **\$469,000** Sold Date **15-Apr-26**

Distance **0.43km**

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

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