

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

114/278 CHARMAN 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

\$320,000

&

\$340,000

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

209/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$340,000	02-Feb-26
306/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$332,500	19-Nov-25
312/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$320,000	25-Sep-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: 09 February 2026



**209/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

1 1 1

Sold Price ^{RS} **\$340,000** Sold Date **02-Feb-26**

Distance **0km**



**306/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$332,500** Sold Date **19-Nov-25**

Distance **0km**



**312/278 CHARMAN ROAD
CHELTENHAM VIC 3192**

1 1 1

Sold Price **\$320,000** Sold Date **25-Sep-25**

Distance **0km**

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

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