

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

306/278 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

\$330,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Oct 2024

to

30 Sep 2025

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

312/278 CHARMAN ROAD CHELTENHAM VIC 3192	\$320,000	25-Sep-25
420/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$370,000	25-Aug-25
8/5-7 BRINDISI STREET MENTONE VIC 3194	\$335,000	12-Jul-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: 28 October 2025



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

1 1 1

Sold Price ^{RS} **\$320,000** Sold Date **25-Sep-25**

Distance **0km**



**420/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

1 1 1

Sold Price ^{RS} **\$370,000** Sold Date **25-Aug-25**

Distance **0.23km**



**8/5-7 BRINDISI STREET MENTONE
VIC 3194**

1 1 1

Sold Price **\$335,000** Sold Date **12-Jul-25**

Distance **1.84km**

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

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