

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

908/6 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

\$515,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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

523/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$490,000	25-Mar-25
5/49 WILSON STREET CHELTENHAM VIC 3192	\$490,000	16-Feb-25
303/19 HALL STREET CHELTENHAM VIC 3192	\$615,000	16-Jan-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: 08 April 2025

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**523/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$490,000** Sold Date **25-Mar-25**Distance **0.06km****5/49 WILSON STREET
CHELTENHAM VIC 3192**

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Sold Price ^{RS} **\$490,000** ^{UN} Sold Date **16-Feb-25**Distance **0.6km****303/19 HALL STREET
CHELTENHAM VIC 3192**

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Sold Price **\$615,000** Sold Date **16-Jan-25**Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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