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	6a Sydney Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,590,000 & $1,690,000

Median sale price

Median price $1,281,000 Property Type House Suburb Cheltenham

Period - From 08/10/2024 to 07/10/2025 Source Property Data

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 six 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
1	19b Davie Av CHELTENHAM 3192	$1,725,000	20/09/2025
2	40b Silver St CHELTENHAM 3192	$1,606,000	12/07/2025
3	22b Munro Av CHELTENHAM 3192	$1,660,000	24/06/2025

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 six months.~~

This Statement of Information was prepared on: 08/10/2025 15:18

6a Sydney Street, Cheltenham Vic 3192

Ryan Castles
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4 2 2

Property Type: Townhouse
Land Size: 332 sqm approx

Agent Comments

Indicative Selling Price
$1,590,000 - $1,690,000
Median House Price
08/10/2024 - 07/10/2025: $1,281,000

Comparable Properties



19b Davie Av CHELTENHAM 3192 (REI)

4 3 2

Price: $1,725,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

Agent Comments



40b Silver St CHELTENHAM 3192 (REI/VG)

4 3 2

Price: $1,606,000
Method: Auction Sale
Date: 12/07/2025
Property Type: Townhouse (Res)
Land Size: 319 sqm approx

Agent Comments



22b Munro Av CHELTENHAM 3192 (REI/VG)

4 3 2

Price: $1,660,000
Method: Private Sale
Date: 24/06/2025
Property Type: Townhouse (Single)
Land Size: 306 sqm approx

Agent Comments

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