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	33/310 Warrigal Road, Cheltenham VIC 3192

Indicative selling price

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

Range between $620,000 & $660,000

Median sale price

Median price $750,000 Property Type Unit Suburb Cheltenham

Period - From 03/09/2025 to 02/03/2026 Source pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
2/49 Wilson St, Cheltenham Vic	$642,000	03/12/2025
1/12 Gillman St, Cheltenham Vic	$660,000	04/10/2025
8/310 Warrigal Rd, Cheltenham Vic	$688,800	20/09/2025

This Statement of Information was prepared on: 03/03/2026