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	1/58 ARGUS STREET 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Dec 2024	to	30 Nov 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
2/21 KAYDEN STREET CHELTENHAM VIC 3192	$830,000	02-Oct-25
5/2-4 HERALD STREET CHELTENHAM VIC 3192	$770,000	30-Sep-25
1/15-19 ARGUS STREET CHELTENHAM VIC 3192	$743,500	13-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: 02 December 2025

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2/21 KAYDEN STREET CHELTENHAM VIC 3192

3 1 1

Sold Price **$830,000** Sold Date **02-Oct-25**

Distance **0.78km**



5/2-4 HERALD STREET CHELTENHAM VIC 3192

2 1 1

Sold Price RS **$770,000** Sold Date **30-Sep-25**

Distance **1.07km**



1/15-19 ARGUS STREET CHELTENHAM VIC 3192

2 1 1

Sold Price **$743,500** Sold Date **13-Sep-25**

Distance **0.45km**

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

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