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	G17/19 Hall Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $640,000 & $680,000

Median sale price

Median price $740,000 Property Type Unit Suburb Cheltenham

Period - From 02/03/2025 to 01/03/2026 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	201/3 Chesterville Rd CHELTENHAM 3192	$660,000	13/01/2026
2	9/235 Wickham Rd MOORABBIN 3189	$675,000	12/12/2025
3	G07/1193 Nepean Hwy HIGHETT 3190	$640,000	06/12/2025

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: 02/03/2026 16:48

G17/19 Hall Street, Cheltenham Vic 3192



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $680,000
Median Unit Price
02/03/2025 - 01/03/2026: $740,000

Comparable Properties



201/3 Chesterville Rd CHELTENHAM 3192 (REI/VG)

2 2 1

Price: $660,000
Method: Private Sale
Date: 13/01/2026
Property Type: Apartment

Agent Comments



9/235 Wickham Rd MOORABBIN 3189 (REI/VG)

2 2 1

Price: $675,000
Method: Private Sale
Date: 12/12/2025
Property Type: Unit

Agent Comments

G07/1193 Nepean Hwy HIGHETT 3190 (VG)

2 - -

Price: $640,000
Method: Sale
Date: 06/12/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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