

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

17/105 Park Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$743,500 Property Type Unit Suburb Cheltenham

Period - From 22/04/2025 to 21/04/2026 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	2/23 Jean St CHELTENHAM 3192	\$715,000	01/04/2026
2	2/10 Turner Rd HIGHETT 3190	\$690,000	11/03/2026
3	4/59 Wilson St CHELTENHAM 3192	\$723,000	28/11/2025

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:

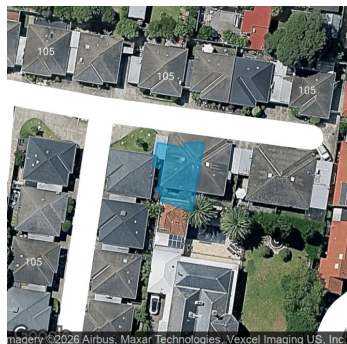
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Indicative Selling Price

\$650,000 - \$715,000

Median Unit Price

22/04/2025 - 21/04/2026: \$743,500



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/23 Jean St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 01/04/2026

Property Type: Townhouse (Single)



2/10 Turner Rd HIGHETT 3190 (REI)

Agent Comments



Price: \$690,000

Method: Sold Before Auction

Date: 11/03/2026

Property Type: Unit



4/59 Wilson St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$723,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: Unit

Land Size: 1210 sqm approx

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