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	14/1255 Nepean Highway, Cheltenham VIC 3192

Indicative selling price

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

Range between $450,000 & $475,000

Median sale price

Median price $700,000 Property Type Unit Suburb Cheltenham

Period - From 06/11/2025 to 05/05/2026 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 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
2/15-17 Karen Street Highett VIC 3190	$445,000	12/03/2026
4/15 Sunray Avenue Cheltenham VIC 3192	$490,000	23/01/2026
6/5 Weymar Street Cheltenham VIC 3192	$554,000	06/12/2025

This Statement of Information was prepared on: 07/05/2026