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	121 Wilson Street, Cheltenham VIC 3192

Indicative selling price

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

Range between $660,000 & $695,000

Median sale price

Median price $689,500 Property Type Unit Suburb Cheltenham

Period - From 25/01/2026 to 24/07/2026 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
33/310 Warrigal Road Cheltenham VIC 3192	$670,000	14/03/2026
2/3 Barker Street Cheltenham VIC 3192	$695,000	17/06/2026
55/310 Warrigal Road Cheltenham VIC 3192	$683,000	18/07/2026

This Statement of Information was prepared on: 25/07/2026