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<br>Including suburb and postcode | 1/233 WARRIGAL ROAD 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 | $735,000 | & | $765,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $700,000 | Property type | Unit | Suburb | Cheltenham |
| Period-from | 01 Aug 2025 | to | 31 Jul 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 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 |
|---|---|---|
| 13/11 HANNAH STREET CHELTENHAM VIC 3192 | $721,000 | 09-Jun-26 |
| 8/15-19 ARGUS STREET CHELTENHAM VIC 3192 | $738,000 | 03-Jun-26 |
| 2/66 WILSON STREET CHELTENHAM VIC 3192 | $710,000 | 31-Jul-26 |

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: 25 August 2026

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**13/11 HANNAH STREET**
**CHELTENHAM VIC 3192**

2 1 1

Sold Price **$721,000** Sold Date **09-Jun-26**

Distance **1.16km**



**8/15-19 ARGUS STREET**
**CHELTENHAM VIC 3192**

2 1 2

Sold Price **$738,000** Sold Date **03-Jun-26**

Distance **1.66km**



**2/66 WILSON STREET**
**CHELTENHAM VIC 3192**

2 1 1

Sold Price RS **$710,000** Sold Date **31-Jul-26**

Distance **1.45km**

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

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