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	905/6 RAILWAY 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	$520,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$715,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Sep 2023	to	31 Aug 2024	Source	Corelogic

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
706/6 RAILWAY ROAD CHELTENHAM VIC 3192	$515,000	06-Sep-24
15/31 GARFIELD STREET CHELTENHAM VIC 3192	$565,000	15-Aug-24
203/1161 NEPEAN HIGHWAY HIGHETT VIC 3190	$525,000	09-Aug-24

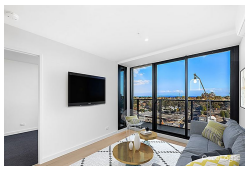
OR

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: 16 September 2024

OBrien Real Estate

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706/6 RAILWAY ROAD CHELTENHAM VIC 3192

2 2 1

Sold Price RS $515,000 Sold Date 06-Sep-24

Distance 0km

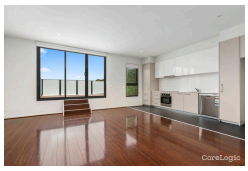


15/31 GARFIELD STREET CHELTENHAM VIC 3192

2 2 1

Sold Price RS $565,000 Sold Date 15-Aug-24

Distance 0.58km



203/1161 NEPEAN HIGHWAY HIGHETT VIC 3190

2 2 1

Sold Price $525,000 Sold Date 09-Aug-24

Distance 1.76km

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

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