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	3/76 Chesterville Road, Cheltenham VIC 3192

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $1,200,000 Property Type Other Suburb Cheltenham

Period - From 09/11/2024 to 08/05/2025 Source core_logic

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
G06/1217 Nepean Highway Highett VIC 3190	$550,000	07/12/2024
202/1 Major Street Highett VIC 3190	$541,000	28/03/2025
107/2A Major Street Highett VIC 3190	$525,000	22/01/2025

This Statement of Information was prepared on: 09/05/2025