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	2/105 Park Road, Cheltenham VIC 3192

Indicative selling price

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

Range between $650,000 & $680,000

Median sale price

Median price $748,500 Property Type Unit Suburb Cheltenham

Period - From 18/09/2024 to 17/03/2025 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
7/145 Park Road Cheltenham VIC 3192	$650,000	07/12/2024
21 Chaprowe Court Cheltenham VIC 3192	$690,000	18/11/2024
4/2 Gillman Street Cheltenham VIC 3192	$690,000	25/11/2024

This Statement of Information was prepared on: 18/03/2025