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	5/117 PARK 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	$465,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$690,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Aug 2024	to	31 Jul 2025	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
202/93 CAVANAGH STREET CHELTENHAM VIC 3192	$456,000	28-Jun-25
1/338 BAY ROAD CHELTENHAM VIC 3192	$455,000	17-Jul-25
214/116 BALCOMBE ROAD MENTONE VIC 3194	$471,000	07-Jul-25

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: 28 August 2025

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202/93 CAVANAGH STREET CHELTENHAM VIC 3192

2 1 1

Sold Price RS **$456,000** Sold Date **28-Jun-25**

Distance **1.55km**

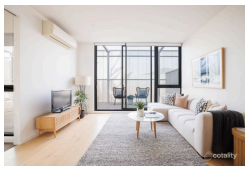


1/338 BAY ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price RS **$455,000** Sold Date **17-Jul-25**

Distance **1.05km**



214/116 BALCOMBE ROAD MENTONE VIC 3194

2 1 2

Sold Price **$471,000** Sold Date **07-Jul-25**

Distance **2.21km**

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

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