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	116/19 HALL STREET 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$713,500	Property type	Unit	Suburb	Cheltenham
Period-from	01 Sep 2024	to	31 Aug 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
101/5 MAUDE STREET CHELTENHAM VIC 3192	$720,000	16-Aug-25
206/1A TURNER ROAD HIGHETT VIC 3190	$680,000	27-Jun-25
301/5 MAUDE STREET CHELTENHAM VIC 3192	$735,500	04-Apr-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: 30 September 2025

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101/5 MAUDE STREET CHELTENHAM VIC 3192

2 2 1

Sold Price RS **$720,000** Sold Date **16-Aug-25**

Distance **0.06km**



206/1A TURNER ROAD HIGHETT VIC 3190

2 2 1

Sold Price **$680,000** Sold Date **27-Jun-25**

Distance **1.51km**



301/5 MAUDE STREET CHELTENHAM VIC 3192

2 2 1

Sold Price **$735,500** Sold Date **04-Apr-25**

Distance **0.06km**

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

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