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	602/1228 NEPEAN HIGHWAY 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	$470,000	&	$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$670,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Nov 2024	to	31 Oct 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
523/8 RAILWAY ROAD CHELTENHAM VIC 3192	$490,000	11-Mar-25
103/8 RAILWAY ROAD CHELTENHAM VIC 3192	$485,000	29-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: 12 November 2025

Abigail Khouzame
M 0438179962
E abigail@colella.com.au



523/8 RAILWAY ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price **$490,000** Sold Date **11-Mar-25**

Distance **0km**



103/8 RAILWAY ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price **$485,000** Sold Date **29-Jul-25**

Distance **0km**

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

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