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	107/9 Chesterville Road, Cheltenham VIC 3192

Indicative selling price

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

Range between $380,000 & $400,000

Median sale price

Median price $670,000 Property Type Unit Suburb Cheltenham

Period - From 19/05/2025 to 18/11/2025 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 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
10/1379-1381 Nepean Highway Cheltenham VIC 3192	$423,000	25/10/2025
210/9 Chesterville Road Cheltenham VIC 3192	$400,000	02/08/2025
311/6 Railway Road Cheltenham VIC 3192	$468,000	10/09/2025

This Statement of Information was prepared on: 19/11/2025