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	310/1228 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$681,900	Property type	Unit	Suburb	Cheltenham
Period-from	01 Dec 2024	to	30 Nov 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
707/6 RAILWAY ROAD CHELTENHAM VIC 3192	$535,000	06-Aug-25
203/116 BALCOMBE ROAD MENTONE VIC 3194	$510,000	01-Oct-25
408/1146 NEPEAN HIGHWAY HIGHETT VIC 3190	$525,000	23-Aug-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: 22 December 2025

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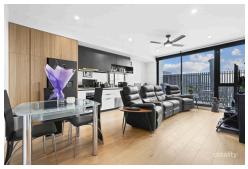


707/6 RAILWAY ROAD CHELTENHAM VIC 3192

2 2 1

Sold Price **$535,000** Sold Date **06-Aug-25**

Distance **0.06km**



203/116 BALCOMBE ROAD MENTONE VIC 3194

2 1 1

Sold Price **$510,000** Sold Date **01-Oct-25**

Distance **1.77km**



408/1146 NEPEAN HIGHWAY HIGHETT VIC 3190

3 1 1

Sold Price **$525,000** Sold Date **23-Aug-25**

Distance **1.51km**

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

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