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	904/6 Railway Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $440,000 & $475,000

Median sale price

Median price $831,000 Property Type Unit Suburb Cheltenham

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	908/6 Railway Rd CHELTENHAM 3192	$480,000	25/09/2025
2	311/2-6 Railway Rd CHELTENHAM 3192	$468,000	10/09/2025
3	103/8 Railway Rd CHELTENHAM 3192	$485,000	12/08/2025

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 six months.~~

This Statement of Information was prepared on: 28/01/2026 10:41

904/6 Railway Road, Cheltenham Vic 3192

JellisCraig

Jack Liu
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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$440,000 - $475,000
Median Unit Price
December quarter 2025: $831,000

Comparable Properties



908/6 Railway Rd CHELTENHAM 3192 (VG)

2 - -

Price: $480,000
Method: Sale
Date: 25/09/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



311/2-6 Railway Rd CHELTENHAM 3192 (REI)

2 1 1

Price: $468,000
Method: Private Sale
Date: 10/09/2025
Property Type: Apartment

Agent Comments



103/8 Railway Rd CHELTENHAM 3192 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 12/08/2025
Property Type: Apartment

Agent Comments

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