

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

413/6 RAILWAY ROAD 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

\$435,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

303/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	07-Feb-25
717/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$450,000	21-Jan-25
514/6 RAILWAY ROAD CHELTENHAM VIC 3192	\$427,000	30-Jan-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: 25 February 2025

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**303/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

^{RS}

\$450,000

Sold Date

07-Feb-25

Distance

0km



**717/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

Sold Date

21-Jan-25

Distance

0.06km



**514/6 RAILWAY ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

^{RS}

\$427,000

Sold Date

30-Jan-25

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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