

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

420/8 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

\$360,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2024

to

31 Jul 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

618/8 RAILWAY ROAD CHELTENHAM VIC 3192	\$365,000	12-Aug-25
305/9 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$320,000	22-Jul-25
202/9 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$280,000	14-Apr-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: 21 August 2025

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**618/8 RAILWAY ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price

^{RS}

\$365,000

Sold Date

12-Aug-25

Distance

0km



**305/9 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price

^{RS}

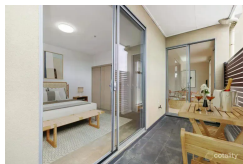
\$320,000

Sold Date

22-Jul-25

Distance

0.53km



**202/9 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

 1  1  1

Sold Price

\$280,000

Sold Date

14-Apr-25

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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