

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

1/23 BERNARD STREET 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2025

to

30 Jun 2026

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

1/27 HEATHER GROVE CHELTENHAM VIC 3192	\$665,000	11-Jul-26
3/533 HIGHETT ROAD HIGHETT VIC 3190	\$585,000	20-Jun-26
G02/18 STATION STREET HIGHETT VIC 3190	\$680,000	15-May-26

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: 23 July 2026

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**1/27 HEATHER GROVE
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

^{RS}

\$665,000

Sold Date

11-Jul-26

Distance

1.38km



**3/533 HIGHETT ROAD HIGHETT
VIC 3190**

 2  1  1

Sold Price

\$585,000

Sold Date

20-Jun-26

Distance

1.72km



**G02/18 STATION STREET HIGHETT
VIC 3190**

 2  2  1

Sold Price

\$680,000

Sold Date

15-May-26

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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