

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

113/30 GARFIELD 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

\$685,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2025

to

31 Mar 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

106/8 GARFIELD STREET CHELTENHAM VIC 3192	\$740,000	24-Dec-25
301/3 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$700,000	03-Mar-26
2/6 JEAN STREET CHELTENHAM VIC 3192	\$680,000	29-Jan-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: 22 April 2026

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**106/8 GARFIELD STREET
CHELTENHAM VIC 3192**

 2  2  1

Sold Price

\$740,000

Sold Date **24-Dec-25**

Distance

0.19km



**301/3 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**

 2  2  1

Sold Price

\$700,000

Sold Date **03-Mar-26**

Distance

0.22km



**2/6 JEAN STREET CHELTENHAM
VIC 3192**

 2  2  1

Sold Price

\$680,000

Sold Date **29-Jan-26**

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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