

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

12/9-11 LATROBE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2025

to

31 May 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

1/66 WILSON STREET CHELTENHAM VIC 3192	\$775,000	17-Feb-26
3/171 WARRIGAL ROAD CHELTENHAM VIC 3192	\$750,000	17-Jan-26
1/11 HERALD STREET CHELTENHAM VIC 3192	\$737,500	09-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.~~

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**1/66 WILSON STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$775,000** Sold Date **17-Feb-26**

Distance **1.63km**



**3/171 WARRIGAL ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$750,000** Sold Date **17-Jan-26**

Distance **1.48km**



**1/11 HERALD STREET
CHELTENHAM VIC 3192**

 2  1  2

Sold Price **\$737,500** Sold Date **09-May-26**

Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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