

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

4/109 WEATHERALL 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

\$695,000

&

\$715,000

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

17/105 PARK ROAD CHELTENHAM VIC 3192	\$700,000	14-May-26
4/3 BARKER STREET CHELTENHAM VIC 3192	\$730,000	18-Apr-26
6/5-7 HALL STREET CHELTENHAM VIC 3192	\$630,000	12-Jun-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: 26 June 2026

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



**17/105 PARK ROAD CHELTENHAM
VIC 3192**

 2  1  1

Sold Price

\$700,000

Sold Date **14-May-26**

Distance

0.8km



**4/3 BARKER STREET
CHELTENHAM VIC 3192**

 2  1  2

Sold Price

\$730,000

Sold Date **18-Apr-26**

Distance

1.02km



**6/5-7 HALL STREET CHELTENHAM
VIC 3192**

 2  1  1

Sold Price

^{RS} **\$630,000**

Sold Date **12-Jun-26**

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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