

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

312/278 CHARMAN 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

\$319,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Apartment

Suburb

Cheltenham

Period-from

01 Sep 2024

to

31 Aug 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

202/9 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$280,000	14-Apr-25
305/9 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$320,000	22-Jul-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: 20 September 2025


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

 1
  1
  1

Sold Price

\$280,000

Sold Date

14-Apr-25

Distance

0.71km

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

 1
  1
  1

Sold Price

^{RS} **\$320,000**

Sold Date

22-Jul-25

Distance

0.71km
RS = Recent sale

UN = Undisclosed Sale

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