

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	306/157 Park Road, Cheltenham Vic 3192
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$360,000
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Median sale price

Median price	\$750,000	Property Type	Unit	Suburb	Cheltenham
Period - From	01/01/2025	to	31/12/2025	Source	REIV

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 six 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
1 412/6 Railway Rd CHELTENHAM 3192	\$370,000	08/11/2025
2		
3		

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 six months.

This Statement of Information was prepared on:

27/01/2026 10:58


Property Type:

Agent Comments

Indicative Selling Price

\$360,000

Median Unit Price

Year ending December 2025: \$750,000

Comparable Properties


412/6 Railway Rd CHELTENHAM 3192 (REI/VG)


Agent Comments

Price: \$370,000

Method: Private Sale

Date: 08/11/2025

Property Type: Apartment

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 six months.

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