

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

107/157 Park Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$450,000

&

\$480,000

Median sale price

Median price

\$767,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2025

to

31/03/2026

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	206/157 Park Rd CHELTENHAM 3192	\$475	27/04/2026
2	102/157 Park Rd CHELTENHAM 3192	\$469,000	08/04/2026
3	101/157 Park Rd CHELTENHAM 3192	\$499,000	08/02/2026

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:

28/04/2026 16:37



Property Type:
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
Year ending March 2026: \$767,000

Comparable Properties

206/157 Park Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$475
Method:
Date: 27/04/2026
Property Type: Apartment

102/157 Park Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$469,000
Method:
Date: 08/04/2026
Property Type: Apartment



101/157 Park Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$499,000
Method: Sale
Date: 08/02/2026
Property Type: Flat/Unit/Apartment (Res)

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