

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

2/44 Warren Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$580,000 & \$620,000

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	16/477 Warrigal Rd MOORABBIN 3189	\$630,000	27/10/2025
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: 25/02/2026 10:32



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending December 2025: \$750,000

Comparable Properties

16/477 Warrigal Rd MOORABBIN 3189 (VG)

Agent Comments

 -  -  -

Price: \$630,000

Method: Sale

Date: 27/10/2025

Property Type: Factory

Land Size: 12986 sqm approx

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.