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	301/1 Moola Court, Cheltenham Vic 3192

Indicative selling price

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

Single price $860,000

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	105/1 Moola Ct CHELTENHAM 3192	$845,000	03/11/2025
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: 10/03/2026 12:23

301/1 Moola Court, Cheltenham Vic 3192



2 2 1

Property Type: Apartment
Land Size: 98 sqm approx

Agent Comments

Indicative Selling Price
$860,000
Median Unit Price
Year ending December 2025: $750,000

Comparable Properties



105/1 Moola Ct CHELTENHAM 3192 (REI/VG)

2 2 1

Price: $845,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment

Agent Comments

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.

Account - Ray White - The Bayside Group | P: 03 9584 8288

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