

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

8/1305-1307 Nepean Highway, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$650,000

 &

\$715,000

Median sale price

Median price

\$1,037,000

 Property Type

Townhouse

 Suburb

Cheltenham

Period - From

31/03/2025

 to

30/03/2026

 Source

Property Data

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	5/19 Reeve Ct CHELTENHAM 3192	\$702,000	31/01/2026
2	2/6 Jean St CHELTENHAM 3192	\$680,000	27/01/2026
3	2/56 Turner Rd HIGHETT 3190	\$737,500	27/01/2026

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:

31/03/2026 17:02



Peter Liu
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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Townhouse Price
31/03/2025 - 30/03/2026: \$1,037,000

Comparable Properties



5/19 Reeve Ct CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$702,000
Method: Auction Sale
Date: 31/01/2026
Property Type: Townhouse (Res)



2/6 Jean St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$680,000
Method: Private Sale
Date: 27/01/2026
Property Type: Townhouse (Res)



2/56 Turner Rd HIGHETT 3190 (REI/VG)

Agent Comments



Price: \$737,500
Method: Private Sale
Date: 27/01/2026
Property Type: Townhouse (Single)

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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