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	102/157 Park Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $500,000 & $550,000

Median sale price

Median price $740,000 Property Type Unit Suburb Cheltenham

Period - From 01/10/2024 to 30/09/2025 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	203/116 Balcombe Rd MENTONE 3194	$510,000	01/10/2025
2	103/8 Railway Rd CHELTENHAM 3192	$485,000	12/08/2025
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: 16/12/2025 17:33



Property Type:
Agent Comments

Indicative Selling Price
$500,000 - $550,000
Median Unit Price
Year ending September 2025: $740,000

Comparable Properties



203/116 Balcombe Rd MENTONE 3194 (REI/VG)

2 1 1

Price: $510,000
Method: Private Sale
Date: 01/10/2025
Property Type: Apartment

Agent Comments



103/8 Railway Rd CHELTENHAM 3192 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 12/08/2025
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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