

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

305/157 Park Road, Cheltenham Vic 3192

Indicative selling price

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

Single price \$395,000

Median sale price

Median price \$787,500

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2025

to 30/06/2026

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	507/1148 Nepean Hwy HIGHETT 3190	\$385,000	29/07/2026
2	202/5a Remington Dr HIGHETT 3190	\$365,000	22/04/2026
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:

15/09/2026 13:24



Property Type:
Agent Comments

Indicative Selling Price
\$395,000
Median Unit Price
Year ending June 2026: \$787,500

Comparable Properties



507/1148 Nepean Hwy HIGHETT 3190 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 29/07/2026
Property Type: Apartment



202/5a Remington Dr HIGHETT 3190 (REI)

Agent Comments



Price: \$365,000
Method: Private Sale
Date: 22/04/2026
Property Type: Apartment
Land Size: 16290 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.

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