

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

10/105 PARK ROAD CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

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 6 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

17/105 PARK ROAD CHELTENHAM VIC 3192	\$700,000	14-May-26
6/125 PARK ROAD CHELTENHAM VIC 3192	\$735,000	14-Jul-26
3/26 TULIP GROVE CHELTENHAM VIC 3192	\$790,000	20-Jun-26

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 6 months.~~

This Statement of Information was prepared on: 24 August 2026



**17/105 PARK ROAD CHELTENHAM
VIC 3192**

Sold Price

\$700,000

Sold Date

14-May-26

 2

 1

 1

Distance

0.02km



**6/125 PARK ROAD CHELTENHAM
VIC 3192**

Sold Price

\$735,000

Sold Date

14-Jul-26

 2

 1

 1

Distance

0.18km



**3/26 TULIP GROVE CHELTENHAM
VIC 3192**

Sold Price

^{RS} **\$790,000**

Sold Date

20-Jun-26

 2

 1

 1

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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