

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

302/9 Chesterville Road, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$359,000

Median sale price

Median price

\$742,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/09/2025

to

31/08/2026

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	213/278 Charman Rd CHELTENHAM 3192	\$335,000	10/06/2026
2	G01/35 Tennyson St HIGHETT 3190	\$347,500	10/06/2026
3	306/9 Chesterville Rd CHELTENHAM 3192	\$330,000	05/06/2026

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:

01/09/2026 17:40



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1092 sqm approx
Agent Comments

Indicative Selling Price
\$359,000
Median Unit Price
01/09/2025 - 31/08/2026: \$742,500

Comparable Properties



213/278 Charman Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment



G01/35 Tennyson St HIGHETT 3190 (REI)

Agent Comments



Price: \$347,500
Method: Private Sale
Date: 10/06/2026
Property Type: Apartment



306/9 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$330,000
Method: Private Sale
Date: 05/06/2026
Property Type: Apartment