

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

2/23 BERNARD STREET 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,900

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2025

to

28 Feb 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

2/11 ARGUS STREET CHELTENHAM VIC 3192	\$675,000	20-Dec-25
1/14 JELICOE STREET CHELTENHAM VIC 3192	\$660,000	06-Nov-25
2/44 WARREN ROAD CHELTENHAM VIC 3192	\$652,000	21-Mar-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: 23 March 2026

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**2/11 ARGUS STREET CHELTENHAM
VIC 3192**

 2  1  1

Sold Price

^{RS} **\$675,000**

Sold Date **20-Dec-25**

Distance **0.64km**



**1/14 JELLCOE STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

\$660,000

Sold Date **06-Nov-25**

Distance **1.04km**



**2/44 WARREN ROAD
CHELTENHAM VIC 3192**

 2  1  2

Sold Price

^{RS} **\$652,000**

Sold Date **21-Mar-26**

Distance **0.9km**

RS = Recent sale

UN = Undisclosed Sale

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