

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

7/207 CHARMAN 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2025

to

31 May 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

1/207 CHARMAN ROAD CHELTENHAM VIC 3192	\$567,100	19-Jul-25
4/207 CHARMAN ROAD CHELTENHAM VIC 3192	\$580,000	22-Jan-26
203/1228 NEPEAN HIGHWAY CHELTENHAM VIC 3192	\$560,000	14-Apr-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: 13 June 2026

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**1/207 CHARMAN ROAD
CHELTENHAM VIC 3192**

 2  1  2

Sold Price **\$567,100** Sold Date **19-Jul-25**

Distance **0km**

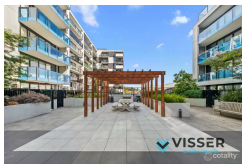


**4/207 CHARMAN ROAD
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$580,000** Sold Date **22-Jan-26**

Distance **0km**



**203/1228 NEPEAN HIGHWAY
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$560,000** Sold Date **14-Apr-26**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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