

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

2/295 Bay Road, Cheltenham VIC 3192

Indicative selling price

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

Single price

\$869,000

Median sale price

Median price

\$695,000

Property Type

Unit

Suburb

Cheltenham

Period - From

09/12/2025

to

08/06/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1/4 Short Street Hampton East VIC 3188	\$949,250	26/02/2026
4/172 Bay Road Sandringham VIC 3191	\$935,000	21/02/2026
4/200 Bluff Road Sandringham VIC 3191	\$935,000	03/01/2026

This Statement of Information was prepared on:

09/06/2026