

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

62 Central Park Walk, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$1,020,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

12/08/2025

to

11/08/2026

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.

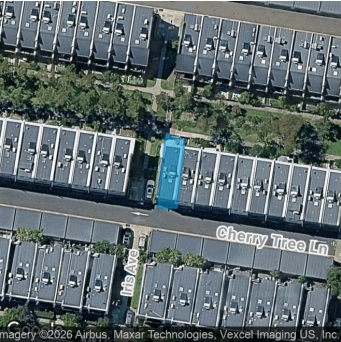
	Address of comparable property	Price	Date of sale
1	53 Central Park Wlk CHELTENHAM 3192	\$680,000	22/07/2026
2	30 Lavender Av CHELTENHAM 3192	\$860,000	24/05/2026
3	58 Central Park Wlk CHELTENHAM 3192	\$831,000	12/05/2026

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:

12/08/2026 10:34



Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Townhouse Price
12/08/2025 - 11/08/2026: \$1,020,000

Comparable Properties

53 Central Park Wlk CHELTENHAM 3192 (REI)

Agent Comments



Price: \$680,000
Method:
Date: 22/07/2026
Property Type: Townhouse (Single)



30 Lavender Av CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$860,000
Method: Sold After Auction
Date: 24/05/2026
Property Type: Townhouse (Res)
Land Size: 154 sqm approx



58 Central Park Wlk CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$831,000
Method: Private Sale
Date: 12/05/2026
Property Type: Townhouse (Single)
Land Size: 67 sqm approx