

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

6/5 WEYMAR 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Nov 2024

to

31 Oct 2025

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

4/81 WILSON STREET CHELTENHAM VIC 3192	\$510,000	22-May-25
4/69-79 CAVANAGH STREET CHELTENHAM VIC 3192	\$551,000	16-Aug-25
2/5 WEYMAR STREET CHELTENHAM VIC 3192	\$575,000	21-Jun-25

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: 11 November 2025



**4/81 WILSON STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$510,000** Sold Date **22-May-25**

Distance **0.35km**



**4/69-79 CAVANAGH STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$551,000** Sold Date **16-Aug-25**

Distance **0.62km**



**2/5 WEYMAR STREET
CHELTENHAM VIC 3192**

3 1 1

Sold Price **\$575,000** Sold Date **21-Jun-25**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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