

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 5/12 Barker Street, Cheltenham Vic 3192

Indicative selling price

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

Single price \$829,500

Median sale price

Median price \$831,000

Property Type Unit

Suburb Cheltenham

Period - From 01/10/2025

to 31/12/2025

Source REIV

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	9/12 Barker St CHELTENHAM 3192	\$841,000	13/12/2025
2			
3			

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:

13/03/2026 13:54

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 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$829,500

Median Unit Price

December quarter 2025: \$831,000

Comparable Properties



9/12 Barker St CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  2  2

Price: \$841,000

Method: Auction Sale

Date: 13/12/2025

Property Type: Townhouse (Res)

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.

Account - Marshall White | P: 03 9822 9999



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