

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

6/19 Reeve Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$650,000

&

\$715,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Cheltenham

Period - From 01/07/2024

to 30/06/2025

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	206/1a Turner Rd HIGHETT 3190	\$680,000	23/06/2025
2	2/3 Sandford St HIGHETT 3190	\$720,000	21/06/2025
3	6/21 Reeve Ct CHELTENHAM 3192	\$670,000	01/02/2025

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:

09/07/2025 10:06



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending June 2025: \$740,000

Comparable Properties



206/1a Turner Rd HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$680,000
Method: Sold Before Auction
Date: 23/06/2025
Property Type: Apartment



2/3 Sandford St HIGHETT 3190 (REI)

Agent Comments

2 1 1

Price: \$720,000
Method: Sold Before Auction
Date: 21/06/2025
Property Type: Unit



6/21 Reeve Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$670,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Townhouse (Single)

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