

# 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

20B Correa Avenue, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$1,225,000

Property Type

House

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	28b Royalty Av HIGHETT 3190	\$1,450,500	09/07/2025
2	5A Luxmoore St CHELTENHAM 3192	\$1,565,000	05/04/2025
3	24b Wembley Av CHELTENHAM 3192	\$1,570,000	05/04/2025

**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:

22/07/2025 15:37



4 2 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**28b Royalty Av HIGHETT 3190 (REI)**

Agent Comments

4 2 2

**Price:** \$1,450,500

**Method:** Private Sale

**Date:** 09/07/2025

**Property Type:** Townhouse (Single)

**Land Size:** 275 sqm approx



**5A Luxmoore St CHELTENHAM 3192 (REI)**

Agent Comments

3 2 2

**Price:** \$1,565,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Townhouse (Res)



**24b Wembley Av CHELTENHAM 3192 (REI)**

Agent Comments

4 3 2

**Price:** \$1,570,000

**Method:** Auction Sale

**Date:** 05/04/2025

**Property Type:** Townhouse (Res)

**Land Size:** 336 sqm approx