

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 KRISTINE COURT 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

\$1,100,000

&

\$1,195,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

1 MONBULK COURT CHELTENHAM VIC 3192	\$1,322,500	11-Feb-25
119 BEATRICE STREET CHELTENHAM VIC 3192	\$1,200,000	22-Feb-25
2 ATUNGA COURT CHELTENHAM VIC 3192	\$1,200,000	29-Mar-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: 17 July 2025



1 MONBULK COURT CHELTENHAM VIC 3192 Sold Price **\$1,322,500** Sold Date **11-Feb-25**
Distance **0.36km**
4 2 1



119 BEATRICE STREET CHELTENHAM VIC 3192 Sold Price **\$1,200,000** Sold Date **22-Feb-25**
Distance **0.48km**
4 2 2



2 ATUNGA COURT CHELTENHAM VIC 3192 Sold Price Sold Date **29-Mar-25**
Distance **0.81km**
3 2 4

RS = Recent sale UN = Undisclosed Sale

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