

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 IVY 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

House

Suburb

Cheltenham

Period-from

01 Aug 2024

to

31 Jul 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

8 MENA AVENUE CHELTENHAM VIC 3192	\$1,280,000	08-Apr-25
18 GOULBURN STREET CHELTENHAM VIC 3192	\$1,340,500	26-Jul-25
22 HARPLEY STREET CHELTENHAM VIC 3192	\$1,305,000	12-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: 05 August 2025



**8 MENA AVENUE CHELTENHAM
VIC 3192**

 3  2  2

Sold Price **\$1,280,000** Sold Date **08-Apr-25**

Distance **0.2km**



**18 GOULBURN STREET
CHELTENHAM VIC 3192**

 4  1  2

Sold Price ^{RS} **\$1,340,500** Sold Date **26-Jul-25**

Distance **1.3km**



**22 HARPLEY STREET
CHELTENHAM VIC 3192**

 4  2  2

Sold Price ^{RS} **\$1,305,000** Sold Date **12-Jun-25**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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