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

4/8 Blagdon Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$395,500		&		\$435,000				
Median sale price									
Median price	\$633,000	Property T	ype Unit			Suburb	Cheltenham		
Period - From	29/07/2024	to 28/07/2	2025	So	urce	Property	/ Data		

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.

Ado	dress of comparable property	Price	Date of sale
1	7/8 Blagdon St CHELTENHAM 3192	\$425,000	12/05/2025
2	6/8 Blagdon St CHELTENHAM 3192	\$425,000	12/05/2025
3	103/278 Charman Rd CHELTENHAM 3192	\$456,000	04/04/2025

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:

29/07/2025 10:26







Property Type: Apartment Agent Comments Indicative Selling Price \$395,500 - \$435,000 Median Unit Price 29/07/2024 - 28/07/2025: \$633,000

Comparable Properties

7/8 Blagdon St CHELTENHAM 3192 (VG)	Agent Comments	
Price: \$425,000 Method: Sale Date: 12/05/2025 Property Type: Strata Unit/Flat		
6/8 Blagdon St CHELTENHAM 3192 (REI) 2 1 1 1 Price: \$425,000 Method: Private Sale Date: 12/05/2025 Property Type: Apartment	Agent Comments	
103/278 Charman Rd CHELTENHAM 3192 (VG) 2 Price: \$456,000 Method: Sale Date: 04/04/2025 Property Type: Flat/Unit/Apartment (Res)	Agent Comments	

Account - Eleven North | P: 1300 353 836



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