

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 between

\$395,500

&

\$435,000

Median sale price

Median price

\$633,000

Property Type

Unit

Suburb

Cheltenham

Period - From

29/07/2024

to

28/07/2025

Source

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.

| | Address 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



2 1 1

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

2 - -

Price: \$425,000
Method: Sale
Date: 12/05/2025
Property Type: Strata Unit/Flat



6/8 Blagdon St CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$425,000
Method: Private Sale
Date: 12/05/2025
Property Type: Apartment



103/278 Charman Rd CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$456,000
Method: Sale
Date: 04/04/2025
Property Type: Flat/Unit/Apartment (Res)

Account - Eleven North | P: 1300 353 836