

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

2/17 COOLAC 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

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

6/21 REEVE COURT CHELTENHAM VIC 3192	\$670,000	01-Feb-25
1/27 BARKER STREET CHELTENHAM VIC 3192	\$675,000	08-May-25
7/23 BARKER STREET CHELTENHAM VIC 3192	\$643,000	01-Jul-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: 10 July 2025



6/21 REEVE COURT CHELTENHAM VIC 3192

2 1 1

Sold Price

\$670,000

Sold Date

01-Feb-25

Distance

1.1km



1/27 BARKER STREET CHELTENHAM VIC 3192

2 2 1

Sold Price

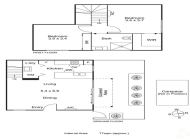
\$675,000

Sold Date

08-May-25

Distance

1.1km



7/23 BARKER STREET CHELTENHAM VIC 3192

2 1 -

Sold Price

^{RS} **\$643,000** ^{UN}

Sold Date

01-Jul-25

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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