

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

3 Correa Avenue, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,400,000

&

\$1,490,000

Median sale price

Median price \$1,254,750

Property Type House

Suburb Cheltenham

Period - From 01/04/2025

to

30/06/2025

Source REIV

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 Davie Av CHELTENHAM 3192	\$1,491,000	24/05/2025
2	16 Wembley Av CHELTENHAM 3192	\$1,421,000	12/04/2025
3	18 Erskine Av CHELTENHAM 3192	\$1,466,000	08/02/2025

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:

23/07/2025 11:08



3 1 2

Rooms: 6

Property Type: House (Res)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



7 Davie Av CHELTENHAM 3192 (REI)

Agent Comments

3 3 4

Price: \$1,491,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 579 sqm approx



16 Wembley Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 3

Price: \$1,421,000

Method: Auction Sale

Date: 12/04/2025

Property Type: House (Res)

Land Size: 676 sqm approx



18 Erskine Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 3

Price: \$1,466,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 581 sqm approx