## 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

2a Stuart Avenue, Cheltenham Vic 3192

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betwee	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,254,750	Pro	operty Type	Hou	se		Suburb	Cheltenham
Period - From	01/04/2025	to	30/06/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	22b Munro Av CHELTENHAM 3192	\$1,660,000	24/06/2025
2	1 Dorothea St HIGHETT 3190	\$1,660,000	24/06/2025
3	5A Luxmoore St CHELTENHAM 3192	\$1,565,000	05/04/2025

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:

09/07/2025 08:55





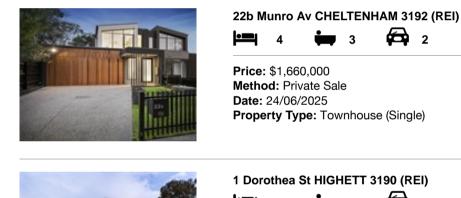




Rooms: 9 Property Type: House Land Size: 430 sqm approx Agent Comments

**Indicative Selling Price** \$1,500,000 - \$1,600,000 Median House Price June guarter 2025: \$1,254,750

# **Comparable Properties**



Agent Comments **2** 2 Property Type: Townhouse (Single) 1 Dorothea St HIGHETT 3190 (REI) Agent Comments 2 Price: \$1,660,000 Method: Sold Before Auction Date: 24/06/2025 Property Type: Townhouse (Single) Land Size: 330 sqm approx 5A Luxmoore St CHELTENHAM 3192 (REI) Agent Comments **6** 2 2 3 Price: \$1,565,000 Method: Auction Sale Date: 05/04/2025

#### Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598



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Property Type: Townhouse (Res)

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