Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

	Range between	\$680,000	&	\$745,000
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Median sale price

Median price	\$740,000	Pro	perty Type	Jnit		Suburb	Cheltenham
Period - From	01/07/2024	to	30/06/2025	s	ource	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

1	2/13 Tilley St CHELTENHAM 3192	\$720,000	06/06/2025
2	14/68-70 Wilson St CHELTENHAM 3192	\$750,000	19/04/2025
3	3/233 Warrigal Rd CHELTENHAM 3192	\$674,000	22/02/2025

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:	07/07/2025 21:00



Date of sale









Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$680,000 - \$745,000 Median Unit Price Year ending June 2025: \$740,000

Comparable Properties



2/13 Tilley St CHELTENHAM 3192 (REI)

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Agent Comments

Price: \$720,000 **Method:** Private Sale **Date:** 06/06/2025

Property Type: Townhouse (Single)



14/68-70 Wilson St CHELTENHAM 3192 (REI)

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Agent Comments

Price: \$750,000 Method: Auction Sale Date: 19/04/2025 Property Type: Unit



3/233 Warrigal Rd CHELTENHAM 3192 (REI/VG)

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Agent Comments

Price: \$674,000 Method: Auction Sale Date: 22/02/2025 Property Type: Unit

Account - Buxton | P: 03 9563 9933





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