

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

3/13 Stuart Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,050,000

&

\$1,100,000

Median sale price

Median price

\$980,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

31/07/2024

to

30/07/2025

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	5/10 Higham St CHELTENHAM 3192	\$945,000	05/07/2025
2	17A Garfield St CHELTENHAM 3192	\$1,080,000	21/06/2025
3	1A Raymond St BEAUMARIS 3193	\$1,100,000	07/06/2025

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:

31/07/2025 17:20

Mandy Engelhardt

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Indicative Selling Price

\$1,050,000 - \$1,100,000

Median Townhouse Price

31/07/2024 - 30/07/2025: \$980,000



3 1 2

Rooms: 5

Property Type: Unit

Land Size: 300 approx sqm
approx

Agent Comments

Garden and deck 1 of 3 in block

Comparable Properties



5/10 Higham St CHELTENHAM 3192 (REI)

Agent Comments

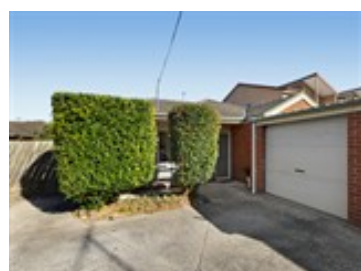
2 1 1

Price: \$945,000

Method: Auction Sale

Date: 05/07/2025

Property Type: Villa



17A Garfield St CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$1,080,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)



1A Raymond St BEAUMARIS 3193 (REI)

Agent Comments

2 2 1

Price: \$1,100,000

Method: Auction Sale

Date: 07/06/2025

Property Type: Villa

Land Size: 266 sqm approx

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840