

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

\$590,000

&

\$649,000

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

Cotality

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

7/23 BARKER STREET CHELTENHAM VIC 3192	\$643,000	01-Jul-25
217/19 HALL STREET CHELTENHAM VIC 3192	\$592,000	18-Jul-25
G06/19 HALL STREET CHELTENHAM VIC 3192	\$607,000	25-Mar-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: 30 July 2025



**7/23 BARKER STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price ^{RS} **\$643,000** ^{UN} Sold Date **01-Jul-25**

Distance **1.13km**



**217/19 HALL STREET CHELTENHAM
VIC 3192**

 2  2  1

Sold Price ^{RS} **\$592,000** ^{UN} Sold Date **18-Jul-25**

Distance **1.23km**



**G06/19 HALL STREET
CHELTENHAM VIC 3192**

 2  2  1

Sold Price **\$607,000** Sold Date **25-Mar-25**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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