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	1a Haughton Street, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,549,950

Median sale price

Median price $961,250 Property Type Townhouse Suburb Cheltenham

Period - From 28/11/2022 to 27/11/2023 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	80b Albenca St CHELTENHAM 3192	$1,585,000	28/10/2023
2	91B Devon St CHELTENHAM 3192	$1,560,000	09/09/2023
3	16b Nancy St CHELTENHAM 3192	$1,530,000	25/11/2023

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: 28/11/2023 11:08

1a Haughton Street, Cheltenham Vic 3192



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,549,950
Median Townhouse Price
28/11/2022 - 27/11/2023: $961,250

Comparable Properties



80b Albenca St CHELTENHAM 3192 (REI)

4 3 2

Price: $1,585,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)
Land Size: 399 sqm approx

Agent Comments

91B Devon St CHELTENHAM 3192 (REI/VG)

4 3 1

Price: $1,560,000
Method: Sold Before Auction
Date: 09/09/2023
Property Type: Townhouse (Res)
Land Size: 322 sqm approx

Agent Comments



16b Nancy St CHELTENHAM 3192 (REI)

4 2 2

Price: $1,530,000
Method: Auction Sale
Date: 25/11/2023
Property Type: House (Res)
Land Size: 613 sqm approx

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372

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