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 Alray Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,254,750 Property Type House Suburb Cheltenham

Period - From 01/04/2025 to 30/06/2025 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	40 Garfield St CHELTENHAM 3192	$1,600,000	24/05/2025
2	41 Elliott St CHELTENHAM 3192	$1,760,000	22/03/2025
3			

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: 04/09/2025 10:16

2 Alray Drive, Cheltenham Vic 3192

RT Edgar



3 2 2

Rooms: 5
Property Type: House
Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
June quarter 2025: $1,254,750

Comparable Properties



40 Garfield St CHELTENHAM 3192 (REI/VG)

4 2 2

Price: $1,600,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 584 sqm approx

Agent Comments



41 Elliott St CHELTENHAM 3192 (REI/VG)

4 2 2

Price: $1,760,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 588 sqm approx

Agent Comments

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.

Account - RT Edgar Bayside | P: 03 9591 0602 | F: 03 9592 0805

REIV THE DIFFERENCE

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