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	68 Weatherall Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $2,700,000 & $2,800,000

Median sale price

Median price $1,220,750 Property Type House Suburb Cheltenham

Period - From 01/01/2023 to 31/12/2023 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	9 Monaco Cr BEAUMARIS 3193	$2,825,000	09/12/2023
2	68 Church St BEAUMARIS 3193	$2,770,000	23/01/2024
3	3 Marina Rd MENTONE 3194	$2,725,000	18/11/2023

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: 21/03/2024 15:16

68 Weatherall Road, Cheltenham Vic 3192



5 3 2

Property Type: House
Land Size: 860 sqm approx

Agent Comments

Indicative Selling Price
$2,700,000 - $2,800,000
Median House Price
Year ending December 2023: $1,220,750

Comparable Properties



9 Monaco Cr BEAUMARIS 3193 (REI/VG)

5 2 2

Price: $2,825,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments



68 Church St BEAUMARIS 3193 (REI/VG)

4 3 2

Price: $2,770,000
Method: Private Sale
Date: 23/01/2024
Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments



3 Marina Rd MENTONE 3194 (REI/VG)

4 2 2

Price: $2,725,000
Method: Auction Sale
Date: 18/11/2023
Property Type: House
Land Size: 744 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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