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	11a Reuben Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $988,750 Property Type Townhouse Suburb Cheltenham

Period - From 16/07/2023 to 15/07/2024 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	2/184 Charman Rd CHELTENHAM 3192	$1,098,500	10/02/2024
2	7a Enright St HIGHETT 3190	$1,086,000	04/05/2024
3	1/75 Latrobe St CHELTENHAM 3192	$1,030,000	22/05/2024

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: 16/07/2024 16:15

11a Reuben Street, Cheltenham Vic 3192

Pandelis Plousi
9584 6500
0409 553 929
pplousi@hodges.com.au



3 2 2

Rooms: 4
Property Type: Townhouse
Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
16/07/2023 - 15/07/2024: $988,750

Comparable Properties



2/184 Charman Rd CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,098,500
Method: Auction Sale
Date: 10/02/2024
Property Type: Townhouse (Res)

Agent Comments



7a Enright St HIGHETT 3190 (REI)

3 2 2

Price: $1,086,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)

Agent Comments



1/75 Latrobe St CHELTENHAM 3192 (REI)

3 1 2

Price: $1,030,000
Method: Private Sale
Date: 22/05/2024
Property Type: Townhouse (Single)
Land Size: 350 sqm approx

Agent Comments

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