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	21 Goulburn Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,296,000 Property Type House Suburb Cheltenham

Period - From 01/04/2024 to 30/06/2024 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	4 Lauriston Ct CHELTENHAM 3192	$1,440,000	24/02/2024
2	15 Lorna St CHELTENHAM 3192	$1,390,000	23/03/2024
3	22 Mena Av CHELTENHAM 3192	$1,371,000	07/03/2024

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: 18/07/2024 10:47

21 Goulburn Street, Cheltenham Vic 3192

Nick Sinclair
9598 1111
0422 217 788
nsinclair@hodges.com.au



2 -

Property Type: House (Res)
Land Size: 491 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
June quarter 2024: $1,296,000

Comparable Properties



4 Lauriston Ct CHELTENHAM 3192 (REI/VG)

4 2 2

Price: $1,440,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments



15 Lorna St CHELTENHAM 3192 (REI/VG)

4 2 2

Price: $1,390,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 544 sqm approx

Agent Comments



22 Mena Av CHELTENHAM 3192 (REI/VG)

4 1 2

Price: $1,371,000
Method: Private Sale
Date: 07/03/2024
Property Type: House
Land Size: 593 sqm approx

Agent Comments

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.