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	89a Park Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,380,000 & $1,450,000

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	23c Olympic Av CHELTENHAM 3192	$1,450,000	28/05/2024
2	24B Paul St CHELTENHAM 3192	$1,650,000	12/04/2024
3	25a Jack Rd CHELTENHAM 3192	$1,500,000	11/03/2024

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: 01/08/2024 13:07

89a Park Road, Cheltenham Vic 3192

Amanda Thomson
03 9598 1111
0418 266 326
AThomson@hodges.com.au

Indicative Selling Price
$1,380,000 - $1,450,000
Median House Price
June quarter 2024: $1,296,000



3	2.5	DOUBLE GGE PLUS 2

Rooms: 5
Property Type: townhouse
Land Size: 314 sqm approx

Agent Comments

Edgy, cosmopolitan living with spectacular golf course views of Cheltenham Golf Club and Victoria Golf Club, this striking architect designed 3-BR 2.5-batH sensation is a feast of lifestyle excellence with magnificent rooftop deck and with a Bayside address.

Comparable Properties



23c Olympic Av CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,450,000
Method: Private Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 308 sqm approx

Agent Comments



24B Paul St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,650,000
Method: Sold Before Auction
Date: 12/04/2024
Property Type: Townhouse (Res)
Land Size: 284 sqm approx

Agent Comments



25a Jack Rd CHELTENHAM 3192 (REI/VG)

3 3 2

Price: $1,500,000
Method: Sold Before Auction
Date: 11/03/2024
Property Type: Townhouse (Res)
Land Size: 308 sqm approx

Agent Comments

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