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	138 Chesterville Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $980,000 & $1,050,000

Median sale price

Median price $1,271,750 Property Type House Suburb Cheltenham

Period - From 19/11/2023 to 18/11/2024 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 Ramsay Ct CHELTENHAM 3192	$1,050,000	08/08/2024
2	15 Hillston Rd MOORABBIN 3189	$995,000	27/07/2024
3	5 Delacombe Ct CHELTENHAM 3192	$1,001,000	16/07/2024

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: 19/11/2024 15:03

138 Chesterville Road, Cheltenham Vic 3192



3 1 3

Property Type: House

Agent Comments

Indicative Selling Price
$980,000 - $1,050,000
Median House Price
19/11/2023 - 18/11/2024: $1,271,750

Comparable Properties



2 Ramsay Ct CHELTENHAM 3192 (REI/VG)

3 1 2

Price: $1,050,000
Method: Sold Before Auction
Date: 08/08/2024
Property Type: House (Res)
Land Size: 527 sqm approx

Agent Comments



15 Hillston Rd MOORABBIN 3189 (REI/VG)

3 1 2

Price: $995,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)

Agent Comments



5 Delacombe Ct CHELTENHAM 3192 (REI/VG)

3 1 2

Price: $1,001,000
Method: Private Sale
Date: 16/07/2024
Property Type: House (Res)
Land Size: 548 sqm approx

Agent Comments

Account - Hodges | P: 03 95846500 | F: 03 95848216

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