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	51 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,150,000 & $1,200,000

Median sale price

Median price $1,268,000 Property Type House Suburb Cheltenham

Period - From 23/11/2023 to 22/11/2024 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	67 Benkel Av CHELTENHAM 3192	$1,114,000	07/09/2024
2	69 Lorna St CHELTENHAM 3192	$1,180,000	03/08/2024
3	8 Eagland Rd CHELTENHAM 3192	$1,091,000	27/07/2024

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: 23/11/2024 15:31

51 Herald Street, Cheltenham Vic 3192



5 2 3

Property Type: House
Land Size: 532 sqm approx

Agent Comments

Indicative Selling Price
$1,150,000 - $1,200,000
Median House Price
23/11/2023 - 22/11/2024: $1,268,000

Comparable Properties



67 Benkel Av CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,114,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments



69 Lorna St CHELTENHAM 3192 (REI/VG)

3 1 2

Price: $1,180,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

8 Eagland Rd CHELTENHAM 3192 (REI/VG)

4 1 -

Price: $1,091,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 609 sqm approx

Agent Comments

Account - Jellis Craig

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