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	25 Jellicoe Street, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,045,000

Median sale price

Median price $1,191,000 Property Type House Suburb Cheltenham

Period - From 01/07/2024 to 30/09/2024 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	17 Wembley Av CHELTENHAM 3192	$1,080,000	23/11/2024
2			
3			

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: 16/12/2024 10:51

25 Jellicoe Street, Cheltenham Vic 3192



2 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,045,000
Median House Price
September quarter 2024: $1,191,000

Comparable Properties



17 Wembley Av CHELTENHAM 3192 (REI)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)

Agent Comments

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.

Account - Buxton | P: 03 9563 9933

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