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	3/26 CHARLES STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,210,000	Property type	House	Suburb	Cheltenham
Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic

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 6 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
56/310 WARRIGAL ROAD CHELTENHAM VIC 3192	660000	23-Nov-24
8/1-3 RADCLIFF AVENUE CHELTENHAM VIC 3192	620000	17-Aug-24
3/2 GILLMAN STREET CHELTENHAM VIC 3192	610000	21-Jan-25

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 6 months.~~

This Statement of Information was prepared on: 11 February 2025

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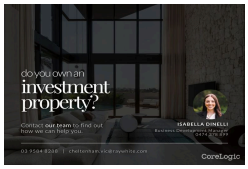


56/310 WARRIGAL ROAD CHELTENHAM VIC 3192

2 1 1

Sold Price RS 660000 Sold Date 23-Nov-24

Distance 1.35km



8/1-3 RADCLIFF AVENUE CHELTENHAM VIC 3192

2 1 1

Sold Price 620000 Sold Date 17-Aug-24

Distance 1.48km



3/2 GILLMAN STREET CHELTENHAM VIC 3192

2 1 1

Sold Price RS 610000 Sold Date 21-Jan-25

Distance 0.6km

RS = Recent sale **UN** = Undisclosed Sale

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