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	7 Davie Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between $1,400,000 & $1,450,000

Median sale price

Median price $1,202,500 Property Type House Suburb Cheltenham

Period - From 01/11/2024 to 30/04/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
16 Wembley Avenue Cheltenham VIC	$1,412,000	12/04/2025
18 Erskine Avenue Cheltenham VIC	$1,466,000	08/02/2025
17 Correa Avenue, Cheltenham VIC 3192	$1,500,000	30/01/2025

This Statement of Information was prepared on: 01/05/2025