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	1a Cloyne Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,260,000 Property Type House Suburb Cheltenham

Period - From 01/10/2024 to 31/12/2024 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	10b Dalmont St HIGHETT 3190	$1,411,000	30/11/2024
2	25 Mary Av HIGHETT 3190	$1,430,000	30/11/2024
3	92a Middleton St HIGHETT 3190	$1,440,000	23/11/2024

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: 30/01/2025 10:09

1a Cloyne Street, Cheltenham Vic 3192



4 3 2

Rooms: 9
Property Type: House
Land Size: 361 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
December quarter 2024: $1,260,000

Comparable Properties



10b Dalmont St HIGHETT 3190 (REI/VG)

3 1 1

Price: $1,411,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)
Land Size: 300 sqm approx

Agent Comments



25 Mary Av HIGHETT 3190 (REI)

4 2 2

Price: $1,430,000
Method: Auction Sale
Date: 30/11/2024
Property Type: Townhouse (Res)

Agent Comments



92a Middleton St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,440,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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