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	10 Timmis Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between $1,590,000 & $1,690,000

Median sale price

Median price $1,210,000 Property Type House Suburb Cheltenham

Period - From 19/08/2024 to 18/02/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
9 Beverley Street Cheltenham VIC 3192	$1,634,000	12/10/2024
67 Weatherall Road Cheltenham	$1,711,000	17/01/2025

This Statement of Information was prepared on: 19/02/2025