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	2/7 Crawford Street, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,175,000

Median sale price

Median price $755,000 Property Type Unit 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	4/434 Balcombe Rd BEAUMARIS 3193	$1,175,000	25/03/2025
2	25b Follett Rd CHELTENHAM 3192	$1,176,000	18/01/2025
3	2/20 Alfred St BEAUMARIS 3193	$1,175,000	12/10/2024

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: 29/03/2025 16:33

2/7 Crawford Street, Cheltenham Vic 3192

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3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,175,000
Median Unit Price
December quarter 2024: $755,000

Comparable Properties



4/434 Balcombe Rd BEAUMARIS 3193 (REI)

3 2 2

Price: $1,175,000
Method: Private Sale
Date: 25/03/2025
Property Type: Unit

Agent Comments



25b Follett Rd CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,176,000
Method: Auction Sale
Date: 18/01/2025
Property Type: Townhouse (Single)
Land Size: 303 sqm approx

Agent Comments



2/20 Alfred St BEAUMARIS 3193 (REI)

3 2 2

Price: $1,175,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

Agent Comments

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