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	117 Cavanagh Street, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,099,000

Median sale price

Median price $1,243,000 Property Type House Suburb Cheltenham

Period - From 21/03/2024 to 20/03/2025 Source Property Data

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	29 Weymar St CHELTENHAM 3192	$1,130,000	22/02/2025
2	14 Jells Rd CHELTENHAM 3192	$1,155,000	22/02/2025
3	9 Edward St CHELTENHAM 3192	$1,147,000	15/02/2025

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: 21/03/2025 17:03



Property Type:
Agent Comments

Indicative Selling Price
$1,099,000
Median House Price
21/03/2024 - 20/03/2025: $1,243,000

Comparable Properties



29 Weymar St CHELTENHAM 3192 (REI)

3 1 2

Price: $1,130,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 629 sqm approx

Agent Comments



14 Jells Rd CHELTENHAM 3192 (REI)

3 1 2

Price: $1,155,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)

Agent Comments



9 Edward St CHELTENHAM 3192 (REI)

3 1 3

Price: $1,147,000
Method: Auction Sale
Date: 15/02/2025
Property Type: House (Res)
Land Size: 563 sqm approx

Agent Comments

Account - Buxton | P: 03 9563 9933

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