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	69 Farm Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $920,000 & $965,000

Median sale price

Median price $1,245,000 Property Type House Suburb Cheltenham

Period - From 01/04/2024 to 31/03/2025 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	14 Tanti St CHELTENHAM 3192	$1,087,500	01/04/2025
2	117 Cavanagh St CHELTENHAM 3192	$1,100,000	29/03/2025
3	5 Craig Ct CHELTENHAM 3192	$980,000	29/03/2025

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: 10/04/2025 07:10

69 Farm Road, Cheltenham Vic 3192



3 1.5 2

Rooms: 6
Property Type: House (Res)
Land Size: 530 sqm approx

Agent Comments

Indicative Selling Price
$920,000 - $965,000
Median House Price
Year ending March 2025: $1,245,000

Comparable Properties



14 Tanti St CHELTENHAM 3192 (REI)

3 1 2

Price: $1,087,500
Method: Sold Before Auction
Date: 01/04/2025
Property Type: House
Land Size: 604 sqm approx

Agent Comments



117 Cavanagh St CHELTENHAM 3192 (REI)

3 1 4

Price: $1,100,000
Method: Private Sale
Date: 29/03/2025
Property Type: House
Land Size: 629 sqm approx

Agent Comments



5 Craig Ct CHELTENHAM 3192 (REI)

3 1 2

Price: $980,000
Method: Auction Sale
Date: 29/03/2025
Property Type: House (Res)

Agent Comments

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

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