# 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<br>Including suburb and postcode | 1/17 Jellicoe Street, Cheltenham VIC 3192 |

## Indicative selling price

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

| | |
|---|---|
| Single price | $985,000 |

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $735,000 | Property Type | Unit | Suburb | Cheltenham |
| Period - From | 07/10/2024 | to | 06/04/2025 | Source | core_logic |

## 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|---|---|---|
| 2/62 Flinders Street Mentone VIC 3194 | $965,000 | 11/01/2025 |
| 2/38 Tulip Grove Cheltenham VIC 3192 | $1,010,000 | 07/12/2024 |
| 12 Sandford Street Highett VIC 3190 | $951,000 | 31/10/2024 |

This Statement of Information was prepared on: 08/04/2025