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	73 Benkel Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

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

Period - From 06/09/2024 to 05/03/2025 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
67 Benkel Avenue Cheltenham VIC 3192	$1,114,000	07/09/2024
4 Shirlian Street Cheltenham VIC 3192	$1,165,000	14/09/2024

This Statement of Information was prepared on: 06/03/2025