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	61 Wingrove Street, Cheltenham Vic 3192

Indicative selling price

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

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

Median sale price

Median price $1,265,000 Property Type House Suburb Cheltenham

Period - From 01/01/2024 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	116 Bernard St CHELTENHAM 3192	$1,006,000	01/03/2025
2	8 Kayden St CHELTENHAM 3192	$1,090,000	22/02/2025
3	52 Lorna St CHELTENHAM 3192	$1,080,000	15/01/2025

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: 11/03/2025 18:54

61 Wingrove Street, Cheltenham Vic 3192



4 2 2

Rooms: 8
Property Type: House
Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median House Price
Year ending December 2024: $1,265,000

Comparable Properties



116 Bernard St CHELTENHAM 3192 (REI)

3 1 2

Price: $1,006,000
Method: Auction Sale
Date: 01/03/2025
Property Type: House (Res)

Agent Comments



8 Kayden St CHELTENHAM 3192 (REI)

3 2 1

Price: $1,090,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 533 sqm approx

Agent Comments



52 Lorna St CHELTENHAM 3192 (REI/VG)

3 1 1

Price: $1,080,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 531 sqm approx

Agent Comments

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

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