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	1/11 Herald Street, Cheltenham Vic 3192

Indicative selling price

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

Single price $700,000

Median sale price

Median price $712,000 Property Type Unit Suburb Cheltenham

Period - From 01/01/2025 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	3/233 Warrigal Rd CHELTENHAM 3192	$674,000	22/02/2025
2	5/2b Haughton St CHELTENHAM 3192	$670,000	15/02/2025
3	6/10 Eagland Rd CHELTENHAM 3192	$720,000	06/02/2025

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: 04/04/2025 11:29

1/11 Herald Street, Cheltenham Vic 3192



2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$700,000
Median Unit Price
March quarter 2025: $712,000

Comparable Properties



3/233 Warrigal Rd CHELTENHAM 3192 (REI)

2 1 1

Price: $674,000
Method: Auction Sale
Date: 22/02/2025
Property Type: Unit

Agent Comments



5/2b Haughton St CHELTENHAM 3192 (REI)

2 1 1

Price: $670,000
Method: Auction Sale
Date: 15/02/2025
Property Type: Unit

Agent Comments



6/10 Eagland Rd CHELTENHAM 3192 (REI/VG)

2 1 2

Price: $720,000
Method: Private Sale
Date: 06/02/2025
Property Type: Unit
Land Size: 213 sqm approx

Agent Comments

Account - Buxton | P: 03 9555 0622 | F: 03 9532 2234

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