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	5 Olympic Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,230,000 Property Type House Suburb Cheltenham

Period - From 12/05/2024 to 11/05/2025 Source Property Data

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	2/7 Crawford St CHELTENHAM 3192	$1,160,000	17/04/2025
2	2/38 Tulip Gr CHELTENHAM 3192	$1,010,000	07/12/2024
3	17 Wembley Av CHELTENHAM 3192	$1,080,000	23/11/2024

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: 12/05/2025 15:03

5 Olympic Avenue, Cheltenham Vic 3192

Paul Bond
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3 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
12/05/2024 - 11/05/2025: $1,230,000

Comparable Properties



2/7 Crawford St CHELTENHAM 3192 (REI)

3 2 2

Price: $1,160,000
Method: Private Sale
Date: 17/04/2025
Property Type: House

Agent Comments



2/38 Tulip Gr CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,010,000
Method: Auction Sale
Date: 07/12/2024
Property Type: Unit

Agent Comments



17 Wembley Av CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,080,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 379 sqm approx

Agent Comments

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