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 | 6/8 Blagdon Street, Cheltenham VIC 3192 |

## Indicative selling price

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

Range between $400,000 & $440,000

## Median sale price

Median price $1,200,000 Property Type Other Suburb Cheltenham

Period - From 22/10/2024 to 21/04/2025 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 |
|---|---|---|
| 7/49 Wilson Street Cheltenham VIC 3192 | $430,000 | 20/12/2024 |
| 706/1228 Nepean Highway Cheltenham VIC 3192 | $435,000 | 11/02/2025 |
| 514/6 Railway Road Cheltenham VIC 3192 | $427,000 | 31/01/2025 |

This Statement of Information was prepared on: 22/04/2025