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	390 Bay Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,245,000 Property Type House Suburb Cheltenham

Period - From 01/04/2024 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	179 Wickham Rd MOORABBIN 3189	$1,190,000	22/03/2025
2	20 View St HIGHETT 3190	$1,300,000	26/02/2025
3	15 Munro Av CHELTENHAM 3192	$1,250,000	01/12/2024

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: 03/05/2025 15:41

390 Bay Road, Cheltenham Vic 3192

Amanda Harrison
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4 1 2

Property Type: House
Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
Year ending March 2025: $1,245,000

Comparable Properties



179 Wickham Rd MOORABBIN 3189 (REI/VG)

3 2 1

Price: $1,190,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 386 sqm approx

Agent Comments



20 View St HIGHETT 3190 (REI/VG)

4 1 3

Price: $1,300,000
Method: Sold Before Auction
Date: 26/02/2025
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



15 Munro Av CHELTENHAM 3192 (REI/VG)

3 1 2

Price: $1,250,000
Method: Sold After Auction
Date: 01/12/2024
Property Type: House (Res)
Land Size: 581 sqm approx

Agent Comments

Account - Jellis Craig

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