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	4/28 CHARLES STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$1,045,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,200,000	Property type	House	Suburb	Cheltenham
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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 6 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
1A WALLINGFORD STREET CHELTENHAM VIC 3192	$980,500	29-Mar-25
43B ALBENCA STREET MENTONE VIC 3194	$1,040,000	25-Nov-24
3 WITHERS WAY MENTONE VIC 3194	$1,060,000	03-May-25

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 6 months.~~

This Statement of Information was prepared on: 24 May 2025

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1A WALLINGFORD STREET CHELTENHAM VIC 3192

2 2 1

Sold Price RS $980,500 Sold Date 29-Mar-25

Distance 0.29km

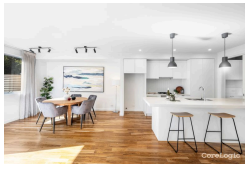


43B ALBENCA STREET MENTONE VIC 3194

2 2 1

Sold Price $1,040,000 Sold Date 25-Nov-24

Distance 1.18km



3 WITHERS WAY MENTONE VIC 3194

3 2 2

Sold Price RS $1,060,000 Sold Date 03-May-25

Distance 0.83km

RS = Recent sale **UN** = Undisclosed Sale

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