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	1/31 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~~		or range between	$800,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$735,000	Property type	Unit	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
5/46-48 PATTY STREET MENTONE VIC 3194	$830,000	10-Apr-25
6 ELMAN ROAD CHELTENHAM VIC 3192	$835,000	09-Nov-24
2/38 FLINDERS STREET MENTONE VIC 3194	$900,000	28-Apr-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: 04 May 2025

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5/46-48 PATTY STREET MENTONE VIC 3194

2 1 1

Sold Price RS $830,000 Sold Date 10-Apr-25

Distance 0.65km



6 ELMAN ROAD CHELTENHAM VIC 3192

4 1 1

Sold Price $835,000 Sold Date 09-Nov-24

Distance 0.51km



2/38 FLINDERS STREET MENTONE VIC 3194

2 1 1

Sold Price RS $900,000 Sold Date 28-Apr-25

Distance 0.53km

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

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