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	31 Bellevue Road, Cheltenham VIC 3192

Indicative selling price

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

Single price $1,329,000

Median sale price

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

Period - From 08/11/2024 to 07/05/2025 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
8 Monterey Drive Cheltenham VIC 3192	$1,421,000	23/03/2025
4A Luxmoore Street Cheltenham VIC 3192	$1,366,000	10/03/2025
6 Monterey Drive Cheltenham VIC 3192	$1,475,000	18/11/2024

This Statement of Information was prepared on: 09/05/2025