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	4/81 Wilson Street, Cheltenham VIC 3192

Indicative selling price

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

Range between $500,000 & $525,000

Median sale price

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

Period - From 12/11/2024 to 11/05/2025 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
11/3 Evergreen Circuit Cheltenham VIC 3192	$520,000	03/05/2025
10/250 Charman Road Cheltenham VIC 3192	$500,000	05/04/2025
6/38 Booker Street Cheltenham VIC 3192	$517,500	31/01/2025

This Statement of Information was prepared on: 12/05/2025