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<br>Including suburb and postcode | 12 HIBISCUS AVENUE 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 | $1,200,000 | & | $1,250,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,185,000 | Property type | House | Suburb | Cheltenham |
| Period-from | 01 Jun 2024 | to | 31 May 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 |
|---|---|---|
| 42 SNOWDON DRIVE CHELTENHAM VIC 3192 | 1175000 | 22-Mar-25 |
| 1 JODI STREET CHELTENHAM VIC 3192 | 1220000 | 20-Mar-25 |
| 119 BEATRICE STREET CHELTENHAM VIC 3192 | 1200000 | 22-Feb-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 June 2025

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**42 SNOWDON DRIVE CHELTENHAM VIC 3192**

4 2 1

Sold Price **1175000** Sold Date **22-Mar-25**

Distance **0.3km**



**1 JODI STREET CHELTENHAM VIC 3192**

4 2 2

Sold Price **1220000** Sold Date **20-Mar-25**

Distance **0.6km**



**119 BEATRICE STREET CHELTENHAM VIC 3192**

4 2 2

Sold Price **1200000** Sold Date **22-Feb-25**

Distance **0.92km**

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

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