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 | 5/10 HIGHAM 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 | $840,000 | & | $895,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $735,000 | Property type | Unit | 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 |
|---|---|---|
| 1/24 PATTY STREET MENTONE VIC 3194 | $834,000 | 24-May-25 |
| 2/63 DEVON STREET CHELTENHAM VIC 3192 | $902,500 | 12-Apr-25 |
| 2/24 FOLLETT ROAD CHELTENHAM VIC 3192 | $862,000 | 15-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: 10 June 2025

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**1/24 PATTY STREET MENTONE VIC 3194**

2 1 2

Sold Price RS **$834,000** Sold Date **24-May-25**

Distance **0.7km**



**2/63 DEVON STREET CHELTENHAM VIC 3192**

2 2 1

Sold Price RS **$902,500** Sold Date **12-Apr-25**

Distance **0.97km**



**2/24 FOLLETT ROAD CHELTENHAM VIC 3192**

2 1 1

Sold Price RS **$862,000** Sold Date **15-Feb-25**

Distance **1.29km**

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

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