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	2a Stuart Avenue, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,695,000

Median sale price

Median price $1,254,750 Property Type House Suburb Cheltenham

Period - From 01/04/2025 to 30/06/2025 Source REIV

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 agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	16A Harding St HIGHETT 3190	$1,725,000	09/08/2025
2	22b Munro Av CHELTENHAM 3192	$1,660,000	24/06/2025
3	2a Gavin St MOORABBIN 3189	$1,670,000	13/06/2025

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 six months.~~

This Statement of Information was prepared on: 18/08/2025 09:46

2a Stuart Avenue, Cheltenham Vic 3192



4 3 2

Rooms: 9
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments

Indicative Selling Price
$1,695,000
Median House Price
June quarter 2025: $1,254,750

Comparable Properties



16A Harding St HIGHETT 3190 (REI)

3 2 2

Price: $1,725,000
Method: Sold Before Auction
Date: 09/08/2025
Property Type: Townhouse (Single)
Land Size: 324 sqm approx

Agent Comments



22b Munro Av CHELTENHAM 3192 (REI/VG)

4 3 2

Price: $1,660,000
Method: Private Sale
Date: 24/06/2025
Property Type: Townhouse (Single)
Land Size: 306 sqm approx

Agent Comments



2a Gavin St MOORABBIN 3189 (REI/VG)

4 2 2

Price: $1,670,000
Method: Sold Before Auction
Date: 13/06/2025
Property Type: House (Res)
Land Size: 301 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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