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	1/49 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $995,000 Property Type Townhouse Suburb Cheltenham

Period - From 07/07/2024 to 06/07/2025 Source Property Data

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	2/1313 Nepean Hwy CHELTENHAM 3192	$870,000	19/05/2025
2	1312 Nepean Hwy CHELTENHAM 3192	$857,000	26/04/2025
3	32 Mulberry Av CHELTENHAM 3192	$860,000	14/03/2025

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: 07/07/2025 14:27

1/49 Centre Dandenong Road, Cheltenham Vic 3192



Property Type:
Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
07/07/2024 - 06/07/2025: $995,000

Comparable Properties

2/1313 Nepean Hwy CHELTENHAM 3192 (VG)

3 - -

Agent Comments

Price: $870,000
Method: Sale
Date: 19/05/2025
Property Type: Flat/Unit/Apartment (Res)



1312 Nepean Hwy CHELTENHAM 3192 (REI/VG)

3 2 2

Agent Comments

Price: $857,000
Method: Private Sale
Date: 26/04/2025
Property Type: Townhouse (Single)



32 Mulberry Av CHELTENHAM 3192 (REI/VG)

3 2 4

Agent Comments

Price: $860,000
Method: Private Sale
Date: 14/03/2025
Property Type: Townhouse (Single)
Land Size: 139 sqm approx

Account - Jellis Craig

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