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	35 Charlton Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $1,001,000 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	41 Charlton Av CHELTENHAM 3192	$870,000	31/05/2025
2	63 Pallisades Blvd CHELTENHAM 3192	$890,000	13/03/2025
3	15/7-13 Graham Rd HIGHETT 3190	$830,000	01/03/2025

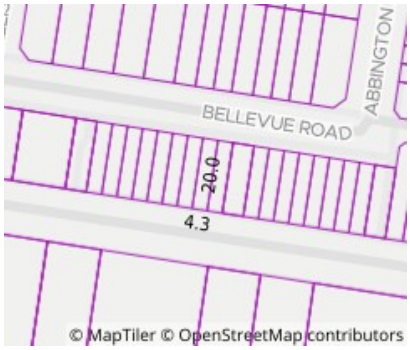
OR

~~**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 21:41

35 Charlton Avenue, Cheltenham Vic 3192

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3 3 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Townhouse Price
07/07/2024 - 06/07/2025: $1,001,000

Comparable Properties



41 Charlton Av CHELTENHAM 3192 (REI)

3 3 1

Price: $870,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)
Land Size: 86 sqm approx

Agent Comments

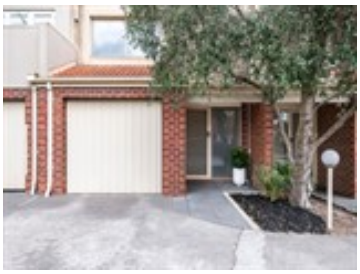


63 Pallisades Blvd CHELTENHAM 3192 (REI/VG)

3 3 1

Price: $890,000
Method: Sold Before Auction
Date: 13/03/2025
Property Type: Townhouse (Res)
Land Size: 82 sqm approx

Agent Comments



15/7-13 Graham Rd HIGHETT 3190 (REI)

3 2 1

Price: $830,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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