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	20b Correa Avenue, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,525,000

Median sale price

Median price $1,247,500 Property Type House Suburb Cheltenham

Period - From 20/08/2024 to 19/08/2025 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	28b Royalty Av HIGHETT 3190	$1,450,500	09/07/2025
2	5A Luxmoore St CHELTENHAM 3192	$1,565,000	05/04/2025
3	24b Wembley Av CHELTENHAM 3192	$1,570,000	05/04/2025

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: 20/08/2025 09:36

20b Correa Avenue, Cheltenham Vic 3192

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4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,525,000
Median House Price
20/08/2024 - 19/08/2025: $1,247,500

Comparable Properties



28b Royalty Av HIGHETT 3190 (REI)

4 2 2

Price: $1,450,500
Method: Private Sale
Date: 09/07/2025
Property Type: Townhouse (Single)
Land Size: 275 sqm approx

Agent Comments



5A Luxmoore St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,565,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 325 sqm approx

Agent Comments



24b Wembley Av CHELTENHAM 3192 (REI/VG)

4 3 2

Price: $1,570,000
Method: Auction Sale
Date: 05/04/2025
Property Type: Townhouse (Res)
Land Size: 336 sqm approx

Agent Comments

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