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: 3/13 Stuart Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between: $1,095,000 & $1,115,000

Median sale price

Median price: $970,000 Property Type: Townhouse Suburb: Cheltenham

Period - From: 01/09/2024 to: 31/08/2025 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	1/10 Alfred St HIGHETT 3190	$1,100,000	20/05/2025
2	1/34 Sunray Av CHELTENHAM 3192	$1,115,000	14/03/2025
3			

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: 01/09/2025 13:28

3/13 Stuart Avenue, Cheltenham Vic 3192

Mandy Engelhardt
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3 1 2

Property Type: Unit

Agent Comments

Indicative Selling Price
$1,095,000 - $1,115,000
Median Townhouse Price
01/09/2024 - 31/08/2025: $970,000

Comparable Properties



1/10 Alfred St HIGHETT 3190 (REI/VG)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 20/05/2025
Property Type: Unit
Land Size: 310 sqm approx

Agent Comments



1/34 Sunray Av CHELTENHAM 3192 (VG)

3 - -

Price: $1,115,000
Method: Sale
Date: 14/03/2025
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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.

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