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	1/3 Ashleigh Court, Cheltenham Vic 3192

Indicative selling price

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

Range between $780,000 & $850,000

Median sale price

Median price $740,000 Property Type Unit Suburb Cheltenham

Period - From 01/07/2024 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	19 Tintern Mews CHELTENHAM 3192	$865,000	30/07/2025
2	18 May St CHELTENHAM 3192	$890,000	12/06/2025
3	6/11-15 Garfield St CHELTENHAM 3192	$855,000	31/05/2025

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: 13/08/2025 16:06

1/3 Ashleigh Court, Cheltenham Vic 3192

JellisCraig

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3 1 2

Property Type: Unit

Indicative Selling Price
$780,000 - $850,000
Median Unit Price
Year ending June 2025: $740,000

Comparable Properties



19 Tintern Mews CHELTENHAM 3192 (REI)

3 1 1

Price: $865,000
Method: Private Sale
Date: 30/07/2025
Property Type: Townhouse (Single)

Agent Comments



18 May St CHELTENHAM 3192 (REI/VG)

3 2 1

Price: $890,000
Method: Private Sale
Date: 12/06/2025
Property Type: Townhouse (Res)
Land Size: 130 sqm approx

Agent Comments



6/11-15 Garfield St CHELTENHAM 3192 (REI)

3 2 2

Price: $855,000
Method: Private Sale
Date: 31/05/2025
Property Type: Townhouse (Single)
Land Size: 139 sqm approx

Agent Comments

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