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	2/21 KAYDEN STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$713,500	Property type	Unit	Suburb	Cheltenham
Period-from	01 Sep 2024	to	31 Aug 2025	Source	Cotality

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 6 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
2/17 KAYDEN STREET CHELTENHAM VIC 3192	$740,000	23-Aug-25
1/11 HERALD STREET CHELTENHAM VIC 3192	$700,000	04-Apr-25
1/6 OSWALD STREET CHELTENHAM VIC 3192	$720,000	09-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 25 September 2025

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2/17 KAYDEN STREET CHELTENHAM VIC 3192

2 1 1

Sold Price **$740,000** Sold Date **23-Aug-25**

Distance **0.04km**



1/11 HERALD STREET CHELTENHAM VIC 3192

2 1 2

Sold Price **$700,000** Sold Date **04-Apr-25**

Distance **0.97km**



1/6 OSWALD STREET CHELTENHAM VIC 3192

2 1 -

Sold Price RS **$720,000** Sold Date **09-Sep-25**

Distance **0.18km**

RS = Recent sale **UN** = Undisclosed Sale

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