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	10 FORDYCE 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	$1,200,000	&	$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,177,444	Property type	House	Suburb	Cheltenham
Period-from	01 Oct 2024	to	30 Sep 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
32 LORNA STREET CHELTENHAM VIC 3192	$1,325,000	30-Aug-25
22 HARPLEY STREET CHELTENHAM VIC 3192	$1,305,000	12-Jun-25
26 COX STREET CHELTENHAM VIC 3192	$1,180,000	24-May-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: 01 October 2025

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32 LORNA STREET CHELTENHAM VIC 3192

3 1 4

Sold Price RS $1,325,000 Sold Date 30-Aug-25

Distance 0.28km



22 HARPLEY STREET CHELTENHAM VIC 3192

4 2 2

Sold Price $1,305,000 Sold Date 12-Jun-25

Distance 1.12km



26 COX STREET CHELTENHAM VIC 3192

4 2 2

Sold Price $1,180,000 Sold Date 24-May-25

Distance 0.55km

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

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