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	9 Correa Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,177,444 Property Type House Suburb Cheltenham

Period - From 16/03/2025 to 15/09/2025 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Wilson Street Cheltenham VIC 3192	$1,125,000	05/07/2025
7 Darren Court Cheltenham VIC 3192	$1,137,500	09/05/2025
3 Hibberd Street Highett VIC 3190	$1,200,000	04/09/2025

This Statement of Information was prepared on: 16/09/2025