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	48 Regent Parade, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,220,000

Median sale price

Median price $1,340,250 Property Type House Suburb Cheltenham

Period - From 01/07/2025 to 30/09/2025 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	3 Hibberd St HIGHETT 3190	$1,200,000	04/09/2025
2	1 Shadwell St CHELTENHAM 3192	$1,200,000	26/07/2025
3	4 Wilson St CHELTENHAM 3192	$1,125,000	05/07/2025

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: 14/10/2025 09:58

48 Regent Parade, Cheltenham Vic 3192

Paul Bond
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4 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,220,000
Median House Price
September quarter 2025: $1,340,250

Comparable Properties



3 Hibberd St HIGHETT 3190 (REI/VG)

3 1 2

Price: $1,200,000
Method: Private Sale
Date: 04/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments



1 Shadwell St CHELTENHAM 3192 (REI)

3 1 1

Price: $1,200,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)

Agent Comments



4 Wilson St CHELTENHAM 3192 (REI)

3 1 2

Price: $1,125,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)

Agent Comments

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