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	12 Amberley Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,050,000 & $1,100,000

Median sale price

Median price $1,300,000 Property Type House Suburb Cheltenham

Period - From 01/10/2024 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	3/451 Highett Rd HIGHETT 3190	$1,120,000	16/08/2025
2	2 Fairview Dr CHELTENHAM 3192	$1,190,000	26/07/2025
3	29 Bellevue Rd CHELTENHAM 3192	$1,100,000	26/07/2025

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: 07/11/2025 14:10

12 Amberley Drive, Cheltenham Vic 3192



3 2 2

Property Type: House (Res)
Land Size: 163 sqm approx

Agent Comments

Indicative Selling Price
$1,050,000 - $1,100,000
Median House Price
Year ending September 2025: $1,300,000

Comparable Properties



3/451 Highett Rd HIGHETT 3190 (REI/VG)

3 3 2

Price: $1,120,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Townhouse (Res)

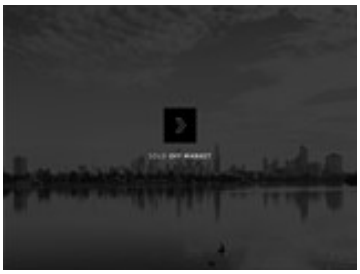
Agent Comments

2 Fairview Dr CHELTENHAM 3192 (REI/VG)

3 3 2

Price: $1,190,000
Method: Auction Sale
Date: 26/07/2025
Property Type: Townhouse (Res)
Land Size: 241 sqm approx

Agent Comments



29 Bellevue Rd CHELTENHAM 3192 (REI/VG)

3 2 1

Price: $1,100,000
Method: Private Sale
Date: 26/07/2025
Property Type: House
Land Size: 155 sqm approx

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.