

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 Chelsea Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,266,000 Property Type House Suburb Cheltenham

Period - From 01/10/2023 to 30/09/2024 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	5 Mcfarlane Ct HIGHETT 3190	\$1,205,000	07/12/2024
2	58 Wilson St CHELTENHAM 3192	\$1,250,000	21/09/2024
3	25 Lincoln Dr CHELTENHAM 3192	\$1,226,000	24/08/2024

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:

08/01/2025 11:34



Property Type: House (Previously Occupied - Detached)

Land Size: 719 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
Year ending September 2024: \$1,266,000

Comparable Properties



5 Mcfarlane Ct HIGHETT 3190 (REI)

Agent Comments



Price: \$1,205,000

Method: Auction Sale

Date: 07/12/2024

Property Type: House (Res)

Land Size: 638 sqm approx



58 Wilson St CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 21/09/2024

Property Type: House (Res)

Land Size: 626 sqm approx



25 Lincoln Dr CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,226,000

Method: Auction Sale

Date: 24/08/2024

Property Type: House (Res)

Land Size: 538.66 sqm approx

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