

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 Lorraine Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Cheltenham

Period - From 01/10/2024 to 31/12/2024 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	51 Wilson St CHELTENHAM 3192	\$975,000	23/01/2025
2	5 Camelia Gr CHELTENHAM 3192	\$915,000	16/11/2024
3	107 Beatrice St CHELTENHAM 3192	\$956,000	07/09/2024

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:

29/01/2025 09:32



 3
  1
  2

Rooms: 6
Property Type: House (Res)
Land Size: 312 sqm approx
 Agent Comments

Indicative Selling Price
 \$900,000 - \$990,000
Median House Price
 December quarter 2024: \$1,260,000

Comparable Properties



51 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

 3
  2
  2

Price: \$975,000
Method: Private Sale
Date: 23/01/2025
Property Type: House
Land Size: 553 sqm approx



5 Camelia Gr CHELTENHAM 3192 (REI)

Agent Comments

 3
  1
  3

Price: \$915,000
Method: Sold Before Auction
Date: 16/11/2024
Property Type: House (Res)
Land Size: 724 sqm approx



107 Beatrice St CHELTENHAM 3192 (REI)

Agent Comments

 3
  1
  2

Price: \$956,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)

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