

# 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

138 Chesterville Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$980,000 & \$1,050,000

### 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	2 Ramsay Ct CHELTENHAM 3192	\$1,050,000	08/08/2024
2	15 Hillston Rd MOORABBIN 3189	\$995,000	27/07/2024
3	49 Fairview Av CHELTENHAM 3192	\$1,030,000	15/06/2024

**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:

21/10/2024 15:38



3   1   3

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$980,000 - \$1,050,000  
**Median House Price**  
Year ending September 2024: \$1,266,000

## Comparable Properties



**2 Ramsay Ct CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,050,000  
**Method:** Sold Before Auction  
**Date:** 08/08/2024  
**Property Type:** House (Res)  
**Land Size:** 527 sqm approx



**15 Hillston Rd MOORABBIN 3189 (REI)**

**Agent Comments**

3   1   2

**Price:** \$995,000  
**Method:** Auction Sale  
**Date:** 27/07/2024  
**Property Type:** House (Res)



**49 Fairview Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   1   2

**Price:** \$1,030,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

**Account - Hodges** | P: 03 95846500 | F: 03 95848216