

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

2/39 Sunray Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$955,000 Property Type Townhouse Suburb Cheltenham

Period - From 20/12/2023 to 19/12/2024 Source Property Data

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	2/20 Gillman St CHELTENHAM 3192	\$1,352,000	12/10/2024
2	2/19 Alfred St BEAUMARIS 3193	\$1,290,000	29/06/2024
3	19b Alfred St BEAUMARIS 3193	\$1,290,000	29/06/2024

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:

20/12/2024 16:27



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median Townhouse Price
20/12/2023 - 19/12/2024: \$955,000

Comparable Properties



2/20 Gillman St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$1,352,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit
Land Size: 371 sqm approx

2/19 Alfred St BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,290,000
Method: Sale
Date: 29/06/2024
Property Type: Flat/Unit/Apartment (Res)



19b Alfred St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,290,000
Method: Auction Sale
Date: 29/06/2024
Property Type: Unit
Land Size: 448 sqm approx

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