

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

2/9-11 DELACOMBE COURT CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

4/94-96 CAVANAGH STREET CHELTENHAM VIC 3192	\$635,000	31-Oct-24
21 CHAPROWE COURT CHELTENHAM VIC 3192	\$690,000	18-Nov-24
3/233 WARRIGAL ROAD CHELTENHAM VIC 3192	\$674,000	22-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 12 March 2025



**4/94-96 CAVANAGH STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$635,000** Sold Date **31-Oct-24**

Distance **0.29km**



**21 CHAPROWE COURT
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$690,000** Sold Date **18-Nov-24**

Distance **1.19km**



**3/233 WARRIGAL ROAD
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$674,000** Sold Date **22-Feb-25**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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