

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

11b Norma Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,245,000

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2024

to

31/03/2025

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	5b Norma Av CHELTENHAM 3192	\$1,345,000	13/03/2025
2	4a Norma Av CHELTENHAM 3192	\$1,300,000	01/03/2025
3	1/10 Olive Gr PARKDALE 3195	\$1,305,000	24/02/2025

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:

23/04/2025 13:02



3+ 2.5 2

Rooms: 6

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

Year ending March 2025: \$1,245,000

Comparable Properties



5b Norma Av CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,345,000

Method: Private Sale

Date: 13/03/2025

Property Type: Townhouse (Single)



4a Norma Av CHELTENHAM 3192 (REI)

Agent Comments

3 3 2

Price: \$1,300,000

Method: Auction Sale

Date: 01/03/2025

Property Type: Townhouse (Res)

Land Size: 293 sqm approx



1/10 Olive Gr PARKDALE 3195 (REI)

Agent Comments

3 2 3

Price: \$1,305,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: Townhouse (Res)

Land Size: 173 sqm approx

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