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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,300,000		&		\$1,400,000			
Median sale p	rice							
Median price	\$1,245,000	Pro	operty Type	Ηοι	ise		Suburb	Cheltenham
Period - From	01/04/2024	to	31/03/2025		So	urce	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.

Ade	dress 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









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



Price: \$1,345,000 Method: Private Sale

5b Norma Av CHELTENHAM 3192 (REI)

2

2 2

Date: 13/03/2025 Property Type: Townhouse (Single)

••••

4



4a Norma Av CHELTENHAM 3192 (REI)



Price: \$1,300,000 Method: Auction Sale Date: 01/03/2025 Property Type: Townhouse (Res) Land Size: 293 sqm approx

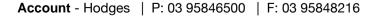


1/10 Olive Gr PARKDALE 3195 (REI) 3 2 3 3

Price: \$1,305,000 Method: Sold Before Auction Date: 24/02/2025 Property Type: Townhouse (Res) Land Size: 173 sqm approx Agent Comments

Agent Comments

Agent Comments





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