

# 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

40 Paul Street, 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 \$1,350,000

&

\$1,450,000

### Median sale price

Median price \$1,336,000

Property Type House

Suburb Cheltenham

Period - From 01/01/2024

to 31/03/2024

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	35 Jackson Rd HIGHETT 3190	\$1,440,000	22/04/2024
2	15 Lorna St CHELTENHAM 3192	\$1,390,000	23/03/2024
3	2 Jack Rd CHELTENHAM 3192	\$1,350,000	16/03/2024

**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:

07/06/2024 10:33



 4
  1
  2

**Property Type:** House  
**Land Size:** 587 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,350,000 - \$1,450,000  
**Median House Price**  
 March quarter 2024: \$1,336,000

## Comparable Properties



**35 Jackson Rd HIGHETT 3190 (REI)**

Agent Comments

 4
  2
  2

**Price:** \$1,440,000  
**Method:** Private Sale  
**Date:** 22/04/2024  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx



**15 Lorna St CHELTENHAM 3192 (REI/VG)**

Agent Comments

 4
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  2

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 23/03/2024  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx



**2 Jack Rd CHELTENHAM 3192 (REI/VG)**

Agent Comments

 3
  2
  2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House (Res)  
**Land Size:** 597.36 sqm approx

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