

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

25 Kelmar Street, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$1,325,000

Median sale price

Median price

\$1,270,000

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2023

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	1 Tanti St CHELTENHAM 3192	\$1,296,000	20/04/2024
2	13 Mena Av CHELTENHAM 3192	\$1,280,000	01/12/2023
3	26 Oakmont Cr HEATHERTON 3202	\$1,275,000	24/01/2024

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:

23/04/2024 13:37



5
 3
 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,325,000

Median House Price

Year ending March 2024: \$1,270,000

Comparable Properties



1 Tanti St CHELTENHAM 3192 (REI)

Agent Comments

4
 1
 3

Price: \$1,296,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 667 sqm approx



13 Mena Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4
 2
 2

Price: \$1,280,000

Method: Sold Before Auction

Date: 01/12/2023

Property Type: House (Res)

Land Size: 590 sqm approx



26 Oakmont Cr HEATHERTON 3202 (REI)

Agent Comments

4
 2
 2

Price: \$1,275,000

Method: Private Sale

Date: 24/01/2024

Property Type: House