

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

27b Booker Street, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$1,265,000

Median sale price

Median price

\$980,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

07/04/2024

to

06/04/2025

Source

Property Data

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	7 Oakley St BEAUMARIS 3193	\$1,300,000	15/03/2025
2	1/142 Weatherall Rd CHELTENHAM 3192	\$1,260,000	18/11/2024
3	8 Oakley St BEAUMARIS 3193	\$1,280,000	09/11/2024

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:

07/04/2025 09:15



Rooms: 5
Property Type: Flat
Land Size: 280 sqm approx
Agent Comments

Indicative Selling Price
\$1,265,000
Median Townhouse Price
07/04/2024 - 06/04/2025: \$980,000

Comparable Properties



7 Oakley St BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,300,000
Method: Auction Sale
Date: 15/03/2025
Property Type: Townhouse (Res)



1/142 Weatherall Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$1,260,000
Method: Private Sale
Date: 18/11/2024
Property Type: Townhouse (Res)



8 Oakley St BEAUMARIS 3193 (REI/VG)

Agent Comments



Price: \$1,280,000
Method: Private Sale
Date: 09/11/2024
Property Type: Townhouse (Res)
Land Size: 265 sqm approx

Account - Barry Plant | P: 03 9586 0500