

## 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

1312 NEPEAN HIGHWAY CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

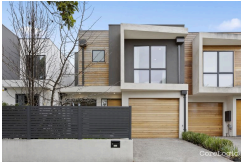
Date of sale

1B COBHAM STREET CHELTENHAM VIC 3192	\$980,000	09-Nov-24
43A LATROBE STREET CHELTENHAM VIC 3192	\$970,000	30-Aug-24
2/62 FLINDERS STREET MENTONE VIC 3194	\$965,000	11-Jan-25

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 6 months.

This Statement of Information was prepared on: 03 February 2025



**1B COBHAM STREET CHELTENHAM VIC 3192** Sold Price <sup>RS</sup> **\$980,000** <sup>UN</sup> Sold Date **09-Nov-24**

3 2 1

Distance **0.13km**



**43A LATROBE STREET CHELTENHAM VIC 3192** Sold Price **\$970,000** Sold Date **30-Aug-24**

3 2 1

Distance **0.29km**



**2/62 FLINDERS STREET MENTONE VIC 3194** Sold Price <sup>RS</sup> **\$965,000** <sup>UN</sup> Sold Date **11-Jan-25**

3 1 1

Distance **0.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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