

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

1b Cobham Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$976,000

Property Type Townhouse

Suburb Cheltenham

Period - From 14/10/2023

to

13/10/2024

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	17b Edward St CHELTENHAM 3192	\$950,000	21/09/2024
2	26 Primrose Av CHELTENHAM 3192	\$912,500	31/08/2024
3			

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:

14/10/2024 19:02

1b Cobham Street, Cheltenham Vic 3192



3 2 2

Property Type: Townhouse (Res)
Land Size: 179 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Townhouse Price
14/10/2023 - 13/10/2024: \$976,000

Comparable Properties



17b Edward St CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$950,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Townhouse (Res)



26 Primrose Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$912,500
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)
Land Size: 171 sqm approx

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.

Account - Jellis Craig



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