

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

41 Hibiscus Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,223,250

Property Type

House

Suburb

Cheltenham

Period - From

07/03/2023

to

06/03/2024

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	168 Centre Dandenong Rd CHELTENHAM 3192	\$1,100,000	09/12/2023
2	25 Willow Av CHELTENHAM 3192	\$1,090,000	03/02/2024
3	39 Houston St MENTONE 3194	\$1,060,000	29/09/2023

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:

07/03/2024 09:55

41 Hibiscus Avenue, Cheltenham Vic 3192



 4  2  3

Property Type: House
Land Size: 530 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
07/03/2023 - 06/03/2024: \$1,223,250

Comparable Properties



168 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 535 sqm approx



25 Willow Av CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$1,090,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House
Land Size: 533 sqm approx



39 Houston St MENTONE 3194 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,060,000
Method: Sold Before Auction
Date: 29/09/2023
Property Type: House (Res)
Land Size: 742 sqm approx

Account - Jellis Craig



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