

## 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

18 CHURCHILL AVENUE 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

\$1,700,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,217,000

Property type

House

Suburb

Cheltenham

Period-from

01 Jan 2024

to

31 Dec 2024

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

20 WEMBLEY AVENUE CHELTENHAM VIC 3192	\$1,835,000	27-Dec-24
8 FORDYCE STREET CHELTENHAM VIC 3192	\$1,825,000	26-Oct-24
27 CHERBOURG AVENUE BEAUMARIS VIC 3193	\$2,100,000	21-Sep-24

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.~~

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**20 WEMBLEY AVENUE  
CHELTENHAM VIC 3192**

4 2 2

Sold Price <sup>RS</sup> **\$1,835,000** Sold Date **27-Dec-24**

Distance **0.46km**



**8 FORDYCE STREET CHELTENHAM  
VIC 3192**

3 2 1

Sold Price <sup>RS</sup> **\$1,825,000** Sold Date **26-Oct-24**

Distance **1.51km**



**27 CHERBOURG AVENUE  
BEAUMARIS VIC 3193**

4 3 2

Sold Price <sup>RS</sup> **\$2,100,000** <sup>UN</sup> Sold Date **21-Sep-24**

Distance **1.01km**

RS = Recent sale      UN = Undisclosed Sale

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