

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

390 Bay Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,245,000

Property Type House

Suburb Cheltenham

Period - From 01/04/2024

to

31/03/2025

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 | 31 Dawn St HIGHETT 3190 | \$1,270,000 | 13/03/2025 |
| 2 | 20 View St HIGHETT 3190 | \$1,300,000 | 26/02/2025 |
| 3 | 30 Weymar St CHELTENHAM 3192 | \$1,368,300 | 11/12/2024 |

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:

22/04/2025 14:38

390 Bay Road, Cheltenham Vic 3192

Amanda Harrison

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 4  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

Year ending March 2025: \$1,245,000

Comparable Properties



31 Dawn St HIGHETT 3190 (REI)

 4  1  2

Price: \$1,270,000

Method: Private Sale

Date: 13/03/2025

Property Type: House

Land Size: 590 sqm approx

Agent Comments



20 View St HIGHETT 3190 (REI)

 4  1  3

Price: \$1,300,000

Method: Sold Before Auction

Date: 26/02/2025

Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments



30 Weymar St CHELTENHAM 3192 (REI/VG)

 4  2  2

Price: \$1,368,300

Method: Sold Before Auction

Date: 11/12/2024

Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Account - Jellis Craig



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