

# 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

29 Weymar Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,050,000

### Median sale price

Median price \$1,191,000 Property Type House Suburb Cheltenham

Period - From 01/07/2024 to 30/09/2024 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	30 Weymar St CHELTENHAM 3192	\$1,368,300	11/12/2024
2	34 Weymar St CHELTENHAM 3192	\$1,285,000	09/09/2024
3	23 Weymar St CHELTENHAM 3192	\$1,090,000	18/08/2024

**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:

06/01/2025 12:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$960,000 - \$1,050,000  
**Median House Price**  
September quarter 2024: \$1,191,000

## Comparable Properties



**30 Weymar St CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$1,368,300  
**Method:** Sold Before Auction  
**Date:** 11/12/2024  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx

**34 Weymar St CHELTENHAM 3192 (VG)**

Agent Comments



**Price:** \$1,285,000  
**Method:** Sale  
**Date:** 09/09/2024  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx

**23 Weymar St CHELTENHAM 3192 (VG)**

Agent Comments



**Price:** \$1,090,000  
**Method:** Sale  
**Date:** 18/08/2024  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx

Account - 11 North | P: 1300 353 836



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