

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

5 Camelia Grove, 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

\$1,250,000

Property Type

House

Suburb

Cheltenham

Period - From

21/10/2023

to

20/10/2024

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	352 Warrigal Rd CHELTENHAM 3192	\$935,000	02/08/2024
2	18 Eunice Dr CHELTENHAM 3192	\$982,000	10/07/2024
3	2 Maple Ct CHELTENHAM 3192	\$980,000	26/06/2024

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:

21/10/2024 14:38

5 Camelia Grove, Cheltenham Vic 3192



2 -

Property Type: House (Previously Occupied - Detached)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
21/10/2023 - 20/10/2024: \$1,250,000

Comparable Properties



352 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

3 1 3

Price: \$935,000
Method: Private Sale
Date: 02/08/2024
Property Type: House
Land Size: 534 sqm approx



18 Eunice Dr CHELTENHAM 3192 (RE/VG)

Agent Comments

3 1 3

Price: \$982,000
Method: Private Sale
Date: 10/07/2024
Property Type: House
Land Size: 535 sqm approx



2 Maple Ct CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$980,000
Method: Private Sale
Date: 26/06/2024
Property Type: House
Land Size: 552 sqm approx

Account - Jellis Craig



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