

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 4/93 Bernard Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Cheltenham

Period - From 17/02/2024 to 16/02/2025 Source Property Data

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	15/310 Warrigal Rd CHELTENHAM 3192	\$565,000	03/01/2025
2	102/30 Garfield St CHELTENHAM 3192	\$580,000	21/12/2024
3	3/26 Warren Rd CHELTENHAM 3192	\$580,000	12/10/2024

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: 17/02/2025 16:38

4/93 Bernard Street, Cheltenham Vic 3192



 2  1  2

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
17/02/2024 - 16/02/2025: \$630,000

Comparable Properties



15/310 Warrigal Rd CHELTENHAM 3192 (REI)

[Agent Comments](#)

 2  1  1

Price: \$565,000
Method: Private Sale
Date: 03/01/2025
Property Type: Unit



102/30 Garfield St CHELTENHAM 3192 (REI)

[Agent Comments](#)

 2  2  1

Price: \$580,000
Method: Auction Sale
Date: 21/12/2024
Property Type: Apartment



3/26 Warren Rd CHELTENHAM 3192 (REI)

[Agent Comments](#)

 2  1  1

Price: \$580,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Unit

Account - Jellis Craig



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