

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

3/26 Warren Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$480,000

&

\$525,000

Median sale price

Median price

\$817,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/04/2024

to

30/06/2024

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	1/2 Fiona Ct CHELTENHAM 3192	\$510,000	18/05/2024
2	1/320 Warrigal Rd CHELTENHAM 3192	\$480,000	01/05/2024
3			

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:

19/09/2024 13:49



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



1/2 Fiona Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 2

Price: \$510,000

Method: Auction Sale

Date: 18/05/2024

Property Type: Unit

Land Size: 178 sqm approx



1/320 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$480,000

Method: Private Sale

Date: 01/05/2024

Property Type: Unit

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.