

# 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

105 Centre Dandenong Road, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$900,000 & \$990,000

### Median sale price

Median price \$1,225,000 Property Type House Suburb Cheltenham

Period - From 01/10/2023 to 31/12/2023 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	4 Jacaranda Av CHELTENHAM 3192	\$990,000	14/10/2023
2	50 Centre Dandenong Rd CHELTENHAM 3192	\$988,000	04/09/2023
3	2 Cervara St MENTONE 3194	\$950,000	18/11/2023

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:

23/01/2024 14:12



5 3 5

**Property Type:** House  
**Land Size:** 560 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$900,000 - \$990,000  
**Median House Price**  
December quarter 2023: \$1,225,000

## Comparable Properties



**4 Jacaranda Av CHELTENHAM 3192 (REI)**

**Agent Comments**

3 1 2

**Price:** \$990,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx

**50 Centre Dandenong Rd CHELTENHAM 3192 (VG)**

**Agent Comments**

3 - -

**Price:** \$988,000  
**Method:** Sale  
**Date:** 04/09/2023  
**Property Type:** House (Res)  
**Land Size:** 646 sqm approx



**2 Cervara St MENTONE 3194 (REI/VG)**

**Agent Comments**

4 1 2

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 492 sqm approx