

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

3/233 Warrigal Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$570,000

&

\$610,000

Median sale price

Median price

\$625,000

Property Type

Unit

Suburb

Cheltenham

Period - From

22/01/2024

to

21/01/2025

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	21/310 Warrigal Rd CHELTENHAM 3192	\$600,000	14/12/2024
2	10/287 Warrigal Rd CHELTENHAM 3192	\$600,000	11/12/2024
3	2/138 Warrigal Rd MENTONE 3194	\$581,000	20/08/2024

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:

22/01/2025 08:36

3/233 Warrigal Road, Cheltenham Vic 3192



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
22/01/2024 - 21/01/2025: \$625,000

Comparable Properties



21/310 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Auction Sale
Date: 14/12/2024
Property Type: Unit



10/287 Warrigal Rd CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$600,000
Method: Sold Before Auction
Date: 11/12/2024
Property Type: Unit



2/138 Warrigal Rd MENTONE 3194 (REI/VG)

Agent Comments

2 1 2

Price: \$581,000
Method: Private Sale
Date: 20/08/2024
Property Type: Unit
Land Size: 152 sqm approx

Account - Jellis Craig



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