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 betweer	\$570,000		&		\$610,000					
Median sale p	rice									
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Cheltenham		
Period - From	22/01/2024	to	21/01/2025		So	urce	Property	y 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.

Ad	dress 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





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)



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

Property Type: Unit

2

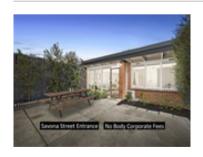
10/287 Warrigal Rd CHELTENHAM 3192 (REI)

1



Agent Comments

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



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

Agent Comments



Account - Jellis Craig



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