

# 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

1/39 Sunray Avenue, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$978,000 Property Type Townhouse Suburb Cheltenham

Period - From 06/03/2024 to 05/03/2025 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	25b Follett Rd CHELTENHAM 3192	\$1,176,000	18/01/2025
2	2/5 Darvall Ct CHELTENHAM 3192	\$1,182,000	07/12/2024
3	6a Wedd St CHELTENHAM 3192	\$1,180,000	21/09/2024

**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:

06/03/2025 16:01

1/39 Sunray Avenue, Cheltenham Vic 3192



 4  2  2

**Property Type:** Townhouse  
(Single)  
**Land Size:** 0 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,250,000  
**Median Townhouse Price**  
06/03/2024 - 05/03/2025: \$978,000

## Comparable Properties



**25b Follett Rd CHELTENHAM 3192 (REI)**

**Agent Comments**

 3  2  2

**Price:** \$1,176,000  
**Method:** Auction Sale  
**Date:** 18/01/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 303 sqm approx



**2/5 Darvall Ct CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

 4  3  1

**Price:** \$1,182,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** Townhouse (Res)



**6a Wedd St CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

 3  2  2

**Price:** \$1,180,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** Townhouse (Res)  
**Land Size:** 276 sqm approx

**Account - Jellis Craig**



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