

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

14 Mcivor Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,030,000 & \$1,130,000

Median sale price

Median price \$1,260,000 Property Type House Suburb Cheltenham

Period - From 01/10/2024 to 31/12/2024 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	25 Jellicoe St CHELTENHAM 3192	\$1,050,000	31/12/2024
2	138 Chesterville Rd CHELTENHAM 3192	\$1,060,000	25/11/2024
3	1272 Nepean Hwy CHELTENHAM 3192	\$1,100,000	19/09/2024

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:

28/01/2025 14:00



2 1 2

Property Type: House (Res)
Land Size: 501 sqm approx
Agent Comments

Indicative Selling Price
\$1,030,000 - \$1,130,000
Median House Price
December quarter 2024: \$1,260,000

Comparable Properties



25 Jellicoe St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$1,050,000
Method: Private Sale
Date: 31/12/2024
Property Type: House



138 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 3

Price: \$1,060,000
Method: Private Sale
Date: 25/11/2024
Property Type: House
Land Size: 574 sqm approx



1272 Nepean Hwy CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 4

Price: \$1,100,000
Method: Private Sale
Date: 19/09/2024
Property Type: House (Res)
Land Size: 549 sqm approx

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