

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

4A Luxmoore Street, Cheltenham Vic 3192

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,265,000

Property Type House

Suburb Cheltenham

Period - From 01/01/2024

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	49a Regent Pde CHELTENHAM 3192	\$1,405,000	14/01/2025
2	25 Mary Av HIGHETT 3190	\$1,430,000	30/11/2024
3	20a Desmond Av HIGHETT 3190	\$1,475,000	17/10/2024

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:

01/03/2025 11:23

4A Luxmoore Street, Cheltenham Vic 3192

ATRIA
REAL ESTATE

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Indicative Selling Price

\$1,450,000

Median House Price

Year ending December 2024: \$1,265,000



4 2 2

Property Type: House

Land Size: 366 sqm approx

Agent Comments

Comparable Properties



49a Regent Pde CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,405,000

Method: Private Sale

Date: 14/01/2025

Property Type: Townhouse (Single)

Land Size: 344 sqm approx



25 Mary Av HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,430,000

Method: Auction Sale

Date: 30/11/2024

Property Type: Townhouse (Res)

Land Size: 283 sqm approx



20a Desmond Av HIGHETT 3190 (REI/VG)

Agent Comments

4 2 2

Price: \$1,475,000

Method: Private Sale

Date: 17/10/2024

Property Type: Townhouse (Single)

Land Size: 319 sqm approx

Account - Atria Real Estate



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