

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 35 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,191,000 Property Type House Suburb Cheltenham

Period - From 01/07/2024 to 30/09/2024 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	30 Weymar St CHELTENHAM 3192	\$1,368,300	11/12/2024
2	81 Devon St CHELTENHAM 3192	\$1,307,000	16/11/2024
3	129 Centre Dandenong Rd CHELTENHAM 3192	\$1,400,000	15/07/2024

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: 23/12/2024 12:11

35 Centre Dandenong Road, Cheltenham Vic 3192



 3  1  1

Rooms: 5
Property Type: House
Land Size: 844 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
September quarter 2024: \$1,191,000

Comparable Properties



30 Weymar St CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$1,368,300
Method: Sold Before Auction
Date: 11/12/2024
Property Type: House (Res)
Land Size: 630 sqm approx



81 Devon St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  3

Price: \$1,307,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 651 sqm approx



129 Centre Dandenong Rd CHELTENHAM 3192 (REI/VG) **Agent Comments**

 4  3  2

Price: \$1,400,000
Method: Private Sale
Date: 15/07/2024
Property Type: House
Land Size: 560 sqm approx

Account - Jellis Craig



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