

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

37 Voltri Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,245,000

Property Type House

Suburb Cheltenham

Period - From 01/04/2024

to 31/03/2025

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	7 Edmond St PARKDALE 3195	\$1,125,000	03/03/2025
2	52 Lorna St CHELTENHAM 3192	\$1,080,000	15/01/2025
3	1 Snowdon Dr CHELTENHAM 3192	\$1,140,000	21/12/2024

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:

05/04/2025 14:07

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3 1 2

Property Type: House
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending March 2025: \$1,245,000

Comparable Properties



7 Edmond St PARKDALE 3195 (REI)

Agent Comments

3 1 2

Price: \$1,125,000
Method: Sold Before Auction
Date: 03/03/2025
Property Type: House (Res)
Land Size: 588 sqm approx



52 Lorna St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 1

Price: \$1,080,000
Method: Private Sale
Date: 15/01/2025
Property Type: House
Land Size: 531 sqm approx



1 Snowdon Dr CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,140,000
Method: Private Sale
Date: 21/12/2024
Property Type: House

Account - Jellis Craig



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