

# 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

6/21 Reeve Court, 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 \$600,000 & \$660,000

### Median sale price

Median price \$627,500 Property Type Unit Suburb Cheltenham

Period - From 19/12/2023 to 18/12/2024 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	8/5 Maude St CHELTENHAM 3192	\$650,000	09/11/2024
2	4/94 Cavanagh St CHELTENHAM 3192	\$635,000	31/10/2024
3	9/8-10 Argus St CHELTENHAM 3192	\$649,250	29/06/2024

**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:

19/12/2024 09:52

6/21 Reeve Court, Cheltenham Vic 3192



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$600,000 - \$660,000  
**Median Unit Price**  
19/12/2023 - 18/12/2024: \$627,500

## Comparable Properties



**8/5 Maude St CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 09/11/2024  
**Property Type:** Apartment

**4/94 Cavanagh St CHELTENHAM 3192 (VG)**

Agent Comments



**Price:** \$635,000  
**Method:** Sale  
**Date:** 31/10/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**9/8-10 Argus St CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$649,250  
**Method:** Auction Sale  
**Date:** 29/06/2024  
**Property Type:** Unit

Account - Jellis Craig



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