

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

25 Cobham Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,213,583

Property Type House

Suburb Cheltenham

Period - From 01/10/2022

to 30/09/2023

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	12 Herald St CHELTENHAM 3192	\$1,430,000	11/11/2023
2	4 Churchill Av CHELTENHAM 3192	\$1,350,000	28/10/2023
3	32 Friendship Sq CHELTENHAM 3192	\$1,345,000	11/11/2023

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:

23/11/2023 08:42



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Property Type: House
Land Size: 590 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
Year ending September 2023: \$1,213,583

Comparable Properties



12 Herald St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,430,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 632 sqm approx



4 Churchill Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$1,350,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)



32 Friendship Sq CHELTENHAM 3192 (REI)

Agent Comments

4 2 3

Price: \$1,345,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)

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