

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

7 Walker Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between \$900,000

&

\$960,000

Median sale price

Median price \$1,245,000

Property Type House

Suburb Cheltenham

Period - From 19/03/2024

to

18/03/2025

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	23 Judd Pde CHELTENHAM 3192	\$946,000	19/12/2024
2	5 Nancy St CHELTENHAM 3192	\$900,000	29/11/2024
3	184 Warrigal Rd MENTONE 3194	\$860,000	14/10/2024

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:

19/03/2025 12:20