

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 55 Silver Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$890,000 & \$979,000

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	5 Camelia Gr CHELTENHAM 3192	\$915,000	16/11/2024
2	107 Beatrice St CHELTENHAM 3192	\$956,000	07/09/2024
3	352 Warrigal Rd CHELTENHAM 3192	\$935,000	02/08/2024

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: 06/12/2024 10:11



Property Type: House (Previously Occupied - Detached)

Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price

\$890,000 - \$979,000

Median House Price

September quarter 2024: \$1,191,000

Comparable Properties



5 Camelia Gr CHELTENHAM 3192 (REI)

Agent Comments



Price: \$915,000

Method: Sold Before Auction

Date: 16/11/2024

Property Type: House (Res)

Land Size: 724 sqm approx



107 Beatrice St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$956,000

Method: Auction Sale

Date: 07/09/2024

Property Type: House (Res)



352 Warrigal Rd CHELTENHAM 3192 (REI/VG)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 02/08/2024

Property Type: House

Land Size: 534 sqm approx

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