

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

4a Luxmoore Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,265,000

Property Type

House

Suburb

Cheltenham

Period - From

01/01/2024

to

31/12/2024

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	30 Weymar St CHELTENHAM 3192	\$1,368,300	11/12/2024
2	11 Lawson Pde HIGHETT 3190	\$1,590,000	30/11/2024
3	2 Stuart Av CHELTENHAM 3192	\$1,380,000	26/10/2024

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:

05/02/2025 14:23



4 2 2

Property Type: House
Land Size: 363 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending December 2024: \$1,265,000

Comparable Properties



30 Weymar St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,368,300
Method: Sold Before Auction
Date: 11/12/2024
Property Type: House (Res)
Land Size: 630 sqm approx



11 Lawson Pde HIGHETT 3190 (REI)

Agent Comments

4 1 2

Price: \$1,590,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)



2 Stuart Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 3 1

Price: \$1,380,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 350 sqm approx

Account - Atria Real Estate



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