

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

1/19 Sunray Avenue, 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

\$970,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

17/10/2024

to

16/10/2025

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	4/38 Jean St CHELTENHAM 3192	\$903,000	11/10/2025
2	1/6 Latrobe St MENTONE 3194	\$940,000	03/07/2025
3	18 May St CHELTENHAM 3192	\$890,000	12/06/2025

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:

17/10/2025 14:54

1/19 Sunray Avenue, Cheltenham Vic 3192



Pandelis Plousi

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Indicative Selling Price

\$890,000 - \$979,000

Median Townhouse Price

17/10/2024 - 16/10/2025: \$970,000



3 2 2

Rooms: 5

Property Type: Townhouse

Agent Comments

Comparable Properties



4/38 Jean St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$903,000

Method: Auction Sale

Date: 11/10/2025

Property Type: Townhouse (Res)



1/6 Latrobe St MENTONE 3194 (VG)

Agent Comments

3 - -

Price: \$940,000

Method: Sale

Date: 03/07/2025

Property Type: Flat/Unit/Apartment (Res)



18 May St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 1

Price: \$890,000

Method: Private Sale

Date: 12/06/2025

Property Type: Townhouse (Res)

Land Size: 130 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216



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