

# 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

1/24 Higham Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

### Median sale price

Median price

\$742,500

Property Type

Unit

Suburb

Cheltenham

Period - From

09/04/2024

to

08/04/2025

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	1/5 Bourke St MENTONE 3194	\$585,000	29/03/2025
2	3/2 Gillman St CHELTENHAM 3192	\$610,000	21/01/2025
3	2/4 Coleman Ct CHELTENHAM 3192	\$595,000	16/12/2024

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:

09/04/2025 14:58



 2  1  1

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

09/04/2024 - 08/04/2025: \$742,500

## Comparable Properties



**1/5 Bourke St MENTONE 3194 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$585,000

**Method:** Auction Sale

**Date:** 29/03/2025

**Property Type:** Unit

**Land Size:** 122 sqm approx



**3/2 Gillman St CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$610,000

**Method:** Private Sale

**Date:** 21/01/2025

**Property Type:** Unit



**2/4 Coleman Ct CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 16/12/2024

**Property Type:** Unit

**Land Size:** 13 sqm approx

**Account - Woodards** | P: 03 9572 1666 | F: 03 9572 2480