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								
Range betweer	n \$550,000		&		\$600,000			
Median sale price								
Median price	\$742,500	Pro	operty Type	Unit			Suburb	Cheltenham
Period - From	09/04/2024	to	08/04/2025		So	urce	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.

Ade	dress 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







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) 1 2 1 Price: \$585,000 Method: Auction Sale Date: 29/03/2025 Property Type: Unit Land Size: 122 sqm approx	Agent Comments
3/2 Gillman St CHELTENHAM 3192 (REI/VG) 2 1 1 1 Price: \$610,000 Method: Private Sale Date: 21/01/2025 Property Type: Unit	Agent Comments
2/4 Coleman Ct CHELTENHAM 3192 (REI/VG) 2 1 1 1 Price: \$595,000 Method: Private Sale Date: 16/12/2024 Property Type: Unit Land Size: 13 sqm approx	Agent Comments

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