

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

1/31 CHARLES STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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 6 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

5/46-48 PATTY STREET MENTONE VIC 3194	\$830,000	10-Apr-25
6 ELMAN ROAD CHELTENHAM VIC 3192	\$835,000	09-Nov-24
2/38 FLINDERS STREET MENTONE VIC 3194	\$900,000	28-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 04 May 2025



**5/46-48 PATTY STREET MENTONE
VIC 3194**

Sold Price

^{RS} **\$830,000**

Sold Date

10-Apr-25

 2

 1

 1

Distance

0.65km



**6 ELMAN ROAD CHELTENHAM VIC
3192**

Sold Price

\$835,000

Sold Date

09-Nov-24

 4

 1

 1

Distance

0.51km



**2/38 FLINDERS STREET MENTONE
VIC 3194**

Sold Price

^{RS} **\$900,000**

Sold Date

28-Apr-25

 2

 1

 1

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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