## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered t	for sale
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Address Including suburb and postcode	1/36 Herald Street, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$700,000	&	\$750,000
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## Median sale price

Median price	\$750,000	Pro	perty Type Ur	it		Suburb	Cheltenham
Period - From	01/07/2025	to	30/09/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

1	8/69 Chesterville Rd HIGHETT 3190	\$685,000	25/10/2025
2	12/68 Farm Rd CHELTENHAM 3192	\$752,000	28/05/2025
3			

#### 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:	31/10/2025 12:59



Date of sale