

# 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 Primrose Avenue, 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

\$830,000

&

\$890,000

### Median sale price

Median price

\$970,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

28/05/2024

to

27/05/2025

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 | 32 Mulberry Av CHELTENHAM 3192 | \$860,000 | 14/03/2025   |
| 2 | 9 Primrose Av CHELTENHAM 3192  | \$851,000 | 29/01/2025   |
| 3 | 24 Mulberry Av CHELTENHAM 3192 | \$880,000 | 05/12/2024   |

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:

28/05/2025 20:16



3   2   2

**Property Type:** Townhouse  
**Land Size:** 141 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$830,000 - \$890,000  
**Median Townhouse Price**  
28/05/2024 - 27/05/2025: \$970,000

Comparable Properties



**32 Mulberry Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   2   4

**Price:** \$860,000  
**Method:** Private Sale  
**Date:** 14/03/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 139 sqm approx



**9 Primrose Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$851,000  
**Method:** Sold Before Auction  
**Date:** 29/01/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 138 sqm approx



**24 Mulberry Av CHELTENHAM 3192 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$880,000  
**Method:** Private Sale  
**Date:** 05/12/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 138 sqm approx