

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

10/82 Wilson Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2025

to

30/09/2025

Source

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 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	5/2-4 Herald St CHELTENHAM 3192	\$770,000	30/09/2025
2	5/126-128 Argus St CHELTENHAM 3192	\$750,000	15/09/2025
3	1/15-19 Argus St CHELTENHAM 3192	\$743,500	13/09/2025

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:

08/10/2025 11:12

10/82 Wilson Street, Cheltenham Vic 3192

JellisCraig

Robert de Freitas

0421 430 350

RobertdeFreitas@jelliscraig.com.au



2 1 2

Property Type: Unit

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2025: \$750,000

Comparable Properties



5/2-4 Herald St CHELTENHAM 3192 (REI)

2 1 1

Agent Comments

Price: \$770,000

Method: Private Sale

Date: 30/09/2025

Property Type: Unit



5/126-128 Argus St CHELTENHAM 3192 (REI)

2 1 2

Agent Comments

Price: \$750,000

Method: Sold Before Auction

Date: 15/09/2025

Property Type: Unit

Land Size: 290 sqm approx



1/15-19 Argus St CHELTENHAM 3192 (REI)

2 1 1

Agent Comments

Price: \$743,500

Method: Auction Sale

Date: 13/09/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9593 4500



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