

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

11/6 JEAN 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

\$640,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$712,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Cotality

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

1/27 BARKER STREET CHELTENHAM VIC 3192	\$675,000	08-May-25
1/24 HIGHAM STREET CHELTENHAM VIC 3192	\$651,000	03-May-25
4/30 CHESTERVILLE ROAD CHELTENHAM VIC 3192	\$660,000	07-Mar-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: 28 July 2025


**1/27 BARKER STREET
CHELTENHAM VIC 3192**
 2  2  1

Sold Price **\$675,000** Sold Date **08-May-25**

Distance **0.28km**

**1/24 HIGHAM STREET
CHELTENHAM VIC 3192**
 2  1  3

Sold Price ^{RS} **\$651,000** Sold Date **03-May-25**

Distance **1.2km**

**4/30 CHESTERVILLE ROAD
CHELTENHAM VIC 3192**
 2  1  1

Sold Price **\$660,000** Sold Date **07-Mar-25**

Distance **0.43km**
RS = Recent sale

UN = Undisclosed Sale

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