

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

11b Norma Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,000,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

17/05/2024

to

16/05/2025

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	4a Norma Av CHELTENHAM 3192	\$1,300,000	01/03/2025
2	4a Norma Av CHELTENHAM 3192	\$1,300,000	01/03/2025
3	1/10 Olive Gr PARKDALE 3195	\$1,305,000	24/02/2025

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:

17/05/2025 09:16



3/4 3 1+

Rooms: 6
Property Type:
Land Size: 325 approx. sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
17/05/2024 - 16/05/2025: \$1,000,000

Comparable Properties



4a Norma Av CHELTENHAM 3192 (REI)

Agent Comments

3 3 2

Price: \$1,300,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 293 sqm approx



4a Norma Av CHELTENHAM 3192 (REI)

Agent Comments

3 3 2

Price: \$1,300,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Townhouse (Res)
Land Size: 293 sqm approx



1/10 Olive Gr PARKDALE 3195 (REI/VG)

Agent Comments

3 2 3

Price: \$1,305,000
Method: Sold Before Auction
Date: 24/02/2025
Property Type: Townhouse (Res)
Land Size: 173 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216