

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

143 Centre Dandenong Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000

&

\$1,290,000

Median sale price

Median price \$1,254,750

Property Type House

Suburb Cheltenham

Period - From 01/04/2025

to

30/06/2025

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	67 Centre Dandenong Rd CHELTENHAM 3192	\$1,281,000	16/08/2025
2	8 Lauriston Ct CHELTENHAM 3192	\$1,260,000	08/08/2025
3	131 Centre Dandenong Rd CHELTENHAM 3192	\$1,245,000	08/08/2025

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:

22/09/2025 11:41



3 2 2

Property Type: House (Res)

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,290,000

Median House Price

June quarter 2025: \$1,254,750

Comparable Properties



67 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,281,000

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 596 sqm approx



8 Lauriston Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,260,000

Method: Sold Before Auction

Date: 08/08/2025

Property Type: House (Res)

Land Size: 531 sqm approx



131 Centre Dandenong Rd CHELTENHAM 3192 (REI)

Agent Comments

3 2 4

Price: \$1,245,000

Method: Private Sale

Date: 08/08/2025

Property Type: House

Land Size: 559 sqm approx

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