

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

17 Judd Parade, Cheltenham VIC 3192

Indicative selling price

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

Single price \$1,595,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Cheltenham

Period - From 09/06/2025

to 08/12/2025

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
13 Mclvor Street Cheltenham VIC 3192	\$1,570,000	09/08/2025
2 Shadwell Street Cheltenham VIC 3192	\$1,595,000	26/07/2025
40 Evan Street Parkdale VIC 3195	\$1,560,000	19/06/2025

This Statement of Information was prepared on:

10/12/2025