

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

1b Dendy Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000

&

\$1,175,000

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	6/7 Tulip Gr CHELTENHAM 3192	\$1,160,000	13/09/2025
2	17A Garfield St CHELTENHAM 3192	\$1,080,000	21/06/2025
3	6a Norma Av CHELTENHAM 3192	\$1,175,000	21/06/2025

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:

16/10/2025 11:46

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Indicative Selling Price

\$1,100,000 - \$1,175,000

Median Unit Price

September quarter 2025: \$750,000



 3  2  2

Property Type: Townhouse

Comparable Properties



6/7 Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 13/09/2025

Property Type: Townhouse (Res)



17A Garfield St CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  2  1

Price: \$1,080,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)



6a Norma Av CHELTENHAM 3192 (REI)

Agent Comments

 3  1  2

Price: \$1,175,000

Method: Auction Sale

Date: 21/06/2025

Property Type: Townhouse (Res)

Land Size: 274 sqm approx

Account - Jellis Craig | P: 03 9194 1200