

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

2/12 BOOKER 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2025

to

31 Aug 2026

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

1/38 EDEN STREET CHELTENHAM VIC 3192	\$815,000	04-Apr-26
2/7-9 JELICOE STREET CHELTENHAM VIC 3192	\$830,000	18-Feb-26
3/143 WEATHERALL ROAD CHELTENHAM VIC 3192	\$840,000	08-Aug-26

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: 22 September 2026



**1/38 EDEN STREET CHELTENHAM
VIC 3192**

Sold Price

\$815,000

Sold Date **04-Apr-26**

2 1 1

Distance **0.22km**



**2/7-9 JELLCOE STREET
CHELTENHAM VIC 3192**

Sold Price

\$830,000

Sold Date **18-Feb-26**

2 1 2

Distance **1.4km**



**3/143 WEATHERALL ROAD
CHELTENHAM VIC 3192**

Sold Price

^{RS} **\$840,000**

Sold Date **08-Aug-26**

2 1 1

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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