

## 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

22 HARPLEY STREET CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

Other

Suburb

Cheltenham

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

### 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

4 CORAL COURT CHELTENHAM VIC 3192	\$1,195,000	12-Oct-24
95 NEPEAN HIGHWAY MENTONE VIC 3194	\$1,250,000	11-Nov-24
7 ALBENCA STREET MENTONE VIC 3194	\$1,277,500	13-Nov-24

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: 02 April 2025



**4 CORAL COURT CHELTENHAM  
VIC 3192**

3 1 2

Sold Price **\$1,195,000** Sold Date **12-Oct-24**

Distance **0.59km**



**95 NEPEAN HIGHWAY MENTONE  
VIC 3194**

3 2 2

Sold Price **\$1,250,000** Sold Date **11-Nov-24**

Distance **0.74km**



**7 ALBENCA STREET MENTONE VIC  
3194**

4 1 2

Sold Price **\$1,277,500** Sold Date **13-Nov-24**

Distance **0.84km**

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

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