

# 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 29 Primrose Avenue, Cheltenham, VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$780,000

&

\$828,000

### Median sale price

Median price

\$686,000

Property Type

Townhouse

Suburb

Cheltenham (3192)

Period - From

01/07/2024

to

30/06/2025

Source

pricefinder

### Comparable property sales

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
34 MULBERRY AVENUE, CHELTENHAM VIC 3192	\$813,000	11/07/2025
22 CENTRAL PARK WALK, CHELTENHAM VIC 3192	\$780,500	07/06/2025
78/62-76 CAVANAGH STREET, CHELTENHAM VIC 3192	\$825,000	25/03/2025

This Statement of Information was prepared on: 12/08/2025