

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 EAGLAND ROAD 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

\$1,500,000

&

\$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,177,444

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2024

to

31 Aug 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 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

16B NANCY STREET CHELTENHAM VIC 3192	\$1,650,000	21-Mar-25
31A BROOME AVENUE MENTONE VIC 3194	\$1,480,000	14-Jun-25
2/27 ROBERT STREET PARKDALE VIC 3195	\$1,447,500	22-Mar-25

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: 09 September 2025



**16B NANCY STREET CHELTENHAM
VIC 3192**

Sold Price

^{RS} **\$1,650,000**

Sold Date

21-Mar-25

4 3 2

Distance

0.45km



**31A BROOME AVENUE MENTONE
VIC 3194**

Sold Price

^{RS} **\$1,480,000**

Sold Date

14-Jun-25

4 2 2

Distance

1.48km



**2/27 ROBERT STREET PARKDALE
VIC 3195**

Sold Price

\$1,447,500

Sold Date

22-Mar-25

4 2 2

Distance

1.79km

RS = Recent sale

UN = Undisclosed Sale

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