

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

3/1 HAINES 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

\$1,025,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jul 2024

to

30 Jun 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

4/28 CHARLES STREET CHELTENHAM VIC 3192	\$1,020,000	28-May-25
2C HALL STREET CHELTENHAM VIC 3192	\$1,070,000	13-Mar-25
2/33 COLLINS STREET MENTONE VIC 3194	\$1,020,000	03-May-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: 05 July 2025



**4/28 CHARLES STREET
CHELTENHAM VIC 3192**

3 2 1

Sold Price **\$1,020,000** Sold Date **28-May-25**

Distance **0.57km**



**2C HALL STREET CHELTENHAM
VIC 3192**

3 2 2

Sold Price **\$1,070,000** Sold Date **13-Mar-25**

Distance **0.65km**



**2/33 COLLINS STREET MENTONE
VIC 3194**

3 2 1

Sold Price ^{RS} **\$1,020,000** Sold Date **03-May-25**

Distance **1.25km**

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

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