

# 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

3/2 Bellevue Road, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$570,000

&

\$625,000

### Median sale price

Median price \$735,000

Property Type Unit

Suburb Cheltenham

Period - From 01/05/2024

to 30/04/2025

Source Property Data

### 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 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 |
|---|---------------------------------|-----------|--------------|
| 1 | 4/2 Bellevue Rd CHELTENHAM 3192 | \$570,000 | 23/04/2025   |
| 2 | G06/19 Hall St CHELTENHAM 3192  | \$607,000 | 25/03/2025   |
| 3 | 11/12 Jack Rd CHELTENHAM 3192   | \$607,500 | 10/12/2024   |

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 six months.~~

This Statement of Information was prepared on:

01/05/2025 11:56

3/2 Bellevue Road, Cheltenham Vic 3192



Property Type: Strata Unit/Flat  
Agent Comments

Indicative Selling Price  
\$570,000 - \$625,000  
Median Unit Price  
01/05/2024 - 30/04/2025: \$735,000

## Comparable Properties



4/2 Bellevue Rd CHELTENHAM 3192 (REI)

Agent Comments



Price: \$570,000  
Method: Private Sale  
Date: 23/04/2025  
Property Type: Apartment



G06/19 Hall St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$607,000  
Method: Private Sale  
Date: 25/03/2025  
Property Type: Apartment



11/12 Jack Rd CHELTENHAM 3192 (VG)

Agent Comments



Price: \$607,500  
Method: Sale  
Date: 10/12/2024  
Property Type: Flat/Unit/Apartment (Res)

Account - Jellis Craig



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