

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

35 Wilson Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,254,750

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2025

to

30/06/2025

Source

REIV

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	11 Bendigo St CHELTENHAM 3192	\$1,190,000	13/08/2025
2	1 St Georges Cr HEATHERTON 3202	\$1,160,000	07/08/2025
3	26 Cox St CHELTENHAM 3192	\$1,180,000	24/05/2025

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:

01/10/2025 11:30



4 2 2

Rooms: 7
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2025: \$1,254,750

Comparable Properties



11 Bendigo St CHELTENHAM 3192 (REI)

Agent Comments

3 2 3

Price: \$1,190,000
Method: Sold Before Auction
Date: 13/08/2025
Property Type: House (Res)
Land Size: 500 sqm approx



1 St Georges Cr HEATHERTON 3202 (REI)

Agent Comments

4 2 4

Price: \$1,160,000
Method: Private Sale
Date: 07/08/2025
Property Type: House



26 Cox St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 1 4

Price: \$1,180,000
Method: Auction Sale
Date: 24/05/2025
Property Type: House (Res)
Land Size: 608 sqm approx

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