

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

37 Comas Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,375,000

&

\$1,475,000

Median sale price

Median price \$1,250,000

Property Type House

Suburb Cheltenham

Period - From 25/08/2024

to

24/08/2025

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	8 Bayview Rd BEAUMARIS 3193	\$1,520,000	01/06/2025
2	6 Bayview Rd BEAUMARIS 3193	\$1,485,000	19/05/2025
3	180 Reserve Rd BEAUMARIS 3193	\$1,410,000	13/05/2025

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:

25/08/2025 15:37



Property Type:
Agent Comments

Indicative Selling Price
\$1,375,000 - \$1,475,000
Median House Price
25/08/2024 - 24/08/2025: \$1,250,000

Comparable Properties



8 Bayview Rd BEAUMARIS 3193 (REI)

Agent Comments



Price: \$1,520,000
Method: Private Sale
Date: 01/06/2025
Property Type: House (Res)
Land Size: 720 sqm approx



6 Bayview Rd BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,485,000
Method: Sale
Date: 19/05/2025
Property Type: Development Site (Res)
Land Size: 720 sqm approx



180 Reserve Rd BEAUMARIS 3193 (VG)

Agent Comments



Price: \$1,410,000
Method: Sale
Date: 13/05/2025
Property Type: House (Res)
Land Size: 334 sqm approx