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	4/17a Judd Parade, Cheltenham Vic 3192
Including suburb and	
postcode	
posicode	

Indicative selling price

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

Range between \$700,000	&	\$750,000
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Median sale price

Median price	\$712,000	Pro	perty Type Ur	it		Suburb	Cheltenham
Period - From	01/01/2025	to	31/03/2025	Sc	urce	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

Add	dress of comparable property	Price	Date of sale
1	3/10 Higham St CHELTENHAM 3192	\$730,000	07/05/2025
2	2/10 Renowden St CHELTENHAM 3192	\$725,000	26/04/2025
3	8/12-14 Hilda St CHELTENHAM 3192	\$715,000	03/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 15:10











Property Type: Unit Land Size: 130 sqm approx

Agent Comments

Indicative Selling Price \$700,000 - \$750,000 **Median Unit Price** March guarter 2025: \$712,000

Comparable Properties



3/10 Higham St CHELTENHAM 3192 (REI)

Price: \$730,000 Method: Private Sale Date: 07/05/2025 Property Type: Unit

Agent Comments



2/10 Renowden St CHELTENHAM 3192 (REI)





Agent Comments

Price: \$725,000 Method: Private Sale Date: 26/04/2025 Rooms: 4

Property Type: Unit

Land Size: 187 sqm approx

Method: Sold Before Auction

Agent Comments



8/12-14 Hilda St CHELTENHAM 3192 (REI)

Price: \$715,000

Date: 03/04/2025 Property Type: Unit



Account - Hodges | P: 03 95846500 | F: 03 95848216





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