

# 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

4/17a Judd Parade, Cheltenham Vic 3192

### Indicative selling price

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

Range between \$700,000

&

\$750,000

### Median sale price

Median price \$712,000

Property Type Unit

Suburb Cheltenham

Period - From 01/01/2025

to 31/03/2025

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	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 comparable properties 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



2 1 1

**Property Type:** Unit  
**Land Size:** 130 sqm approx  
**Agent Comments**

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

## Comparable Properties



**3/10 Higham St CHELTENHAM 3192 (REI)**

**Agent Comments**

2 1 1

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



**2/10 Renowden St CHELTENHAM 3192 (REI)**

**Agent Comments**

2 1 1

**Price:** \$725,000  
**Method:** Private Sale  
**Date:** 26/04/2025  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 187 sqm approx



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

**Agent Comments**

2 1 2

**Price:** \$715,000  
**Method:** Sold Before Auction  
**Date:** 03/04/2025  
**Property Type:** Unit

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