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	

Indicative selling price

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

Range between	\$390,000	&	\$425,000
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Median sale price

Median price	\$643,000	Pro	pperty Type Ur	nit		Suburb	Cheltenham
Period - From	08/09/2024	to	07/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	7/8 Blagdon St CHELTENHAM 3192	\$425,000	12/05/2025
2	6/8 Blagdon St CHELTENHAM 3192	\$425,000	12/05/2025
3	103/278 Charman Rd CHELTENHAM 3192	\$456,000	04/04/2025

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:	08/09/2025 14:32









Property Type: Apartment Agent Comments

Indicative Selling Price \$390,000 - \$425,000 Median Unit Price 08/09/2024 - 07/09/2025: \$643,000

Comparable Properties

7/8 Blagdon St CHELTENHAM 3192 (VG)

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a .

Agent Comments

Price: \$425,000 Method: Sale Date: 12/05/2025

Property Type: Strata Unit/Flat

6/8 Blagdon St CHELTENHAM 3192 (REI)

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Agent Comments

Price: \$425,000 Method: Private Sale Date: 12/05/2025

Property Type: Apartment



103/278 Charman Rd CHELTENHAM 3192 (VG)

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Price: \$456,000 Method: Sale Date: 04/04/2025

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Eleven North | P: 1300 353 836





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