

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

5/10 HIGHAM STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$840,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

1/24 PATTY STREET MENTONE VIC 3194	\$834,000	24-May-25
2/63 DEVON STREET CHELTENHAM VIC 3192	\$902,500	12-Apr-25
2/24 FOLLETT ROAD CHELTENHAM VIC 3192	\$862,000	15-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 10 June 2025



1/24 PATTY STREET MENTONE VIC 3194

Sold Price

^{RS} **\$834,000**

Sold Date **24-May-25**

2 1 2

Distance **0.7km**



2/63 DEVON STREET CHELTENHAM VIC 3192

Sold Price

^{RS} **\$902,500**

Sold Date **12-Apr-25**

2 2 1

Distance **0.97km**



2/24 FOLLETT ROAD CHELTENHAM VIC 3192

Sold Price

^{RS} **\$862,000**

Sold Date **15-Feb-25**

2 1 1

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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