Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode 52	Herald Street, Cheltenham VIC 3192
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Indicative selling price

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

Single price	\$1,450,000
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Median sale price

Median price	\$1,221,000	Pro	operty Type H	ouse		Suburb	Cheltenham
Period - From	17/05/2025	to	16/11/2025	So	urce	Cotality	гм

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
10 Fordyce Street Cheltenham VIC 3192	\$1,420,000	11/10/2025
52 Wallingford Street Cheltenham VIC 3192	\$1,350,000	04/10/2025
25 Gilford Grove Cheltenham VIC 3192	\$1,460,000	24/07/2025

This Statement of Information was prepared on:	18/11/2025

