# 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

<b>FO A</b>	INCK			1		2102
52A	JACK	ROAD	UNEL	IAIVI	VIC	3192

#### Indicative selling price

Period-from

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

Single Price		or range between	\$1,300,000	&	\$1,350,000			
<b>Median sale price</b> (*Delete house or unit as applicable)								
Median Price	\$1,190,000	Property type	Other	Suburb	Cheltenham			

30 Jun 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Jul 2024

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.

to

Address of comparable property	Price	Date of sale
5A LUXMOORE STREET CHELTENHAM VIC 3192	\$1,565,000	05-Apr-25
41A OLYMPIC AVENUE CHELTENHAM VIC 3192	\$1,585,000	26-Mar-25
24B WEMBLEY AVENUE CHELTENHAM VIC 3192	\$1,570,000	05-Apr-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.

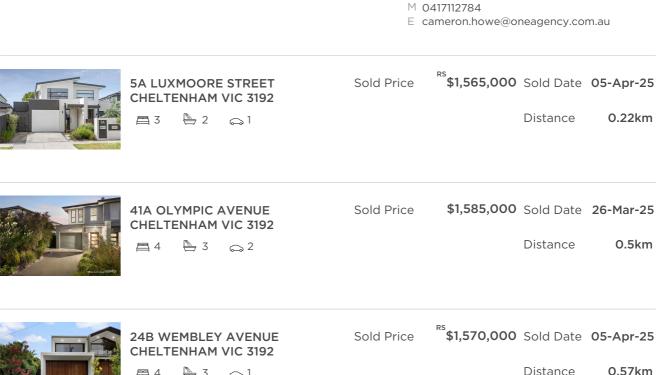
This Statement of Information was prepared on: 27 July 2025

#### Agent comments: our vendor has instructed the price guide be updated to reflect the market and interest levels.

consumer.vic.gov.au



Cotality



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Cameron Howe

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RS = Recent sale UN = Undisclosed Sale

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