

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

7 Maiya Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$2,150,000

&

\$2,250,000

Median sale price

Median price \$1,242,500

Property Type House

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	2/541 Balcombe Rd BLACK ROCK 3193	\$2,231,000	05/07/2025
2	57 Fourth St BEAUMARIS 3193	\$2,160,000	21/06/2025
3	18 Hutchison Av BEAUMARIS 3193	\$2,205,000	10/06/2025

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:

07/07/2025 09:39



Property Type: House

Comparable Properties



2/541 Balcombe Rd BLACK ROCK 3193 (REI)

[Agent Comments](#)



Price: \$2,231,000

Method: Auction Sale

Date: 05/07/2025

Property Type: House (Res)

Land Size: 479 sqm approx



57 Fourth St BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$2,160,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 892 sqm approx



18 Hutchison Av BEAUMARIS 3193 (REI)

[Agent Comments](#)



Price: \$2,205,000

Method: Sold Before Auction

Date: 10/06/2025

Property Type: House (Res)

Land Size: 591 sqm approx