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 betweer	n \$2,150,000		&		\$2,250,000				
Median sale price									
Median price	\$1,242,500	Pro	operty Type	Hous	se		Suburb	Cheltenham	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress 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





Gavin van Rooven





Property Type: House

9593 4500 0429 129 229 gavinvanrooyen@jelliscraig.com.au

Indicative Selling Price \$2,150,000 - \$2,250,000 Median House Price March quarter 2025: \$1,242,500

Comparable Properties

2/541 Balcombe Rd BLACK ROCK 3193 (REI) 4 3 2 Price: \$2,231,000 Method: Auction Sale Date: 05/07/2025 Property Type: House (Res) Land Size: 479 sqm approx	Agent Comments
57 Fourth St BEAUMARIS 3193 (REI) 5 3 2 Price: \$2,160,000 Method: Auction Sale Date: 21/06/2025 Property Type: House (Res) Land Size: 892 sqm approx	Agent Comments
18 Hutchison Av BEAUMARIS 3193 (REI) 5 2 Price: \$2,205,000 Method: Sold Before Auction Date: 10/06/2025 Property Type: House (Res) Land Size: 591 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604



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