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	8 Mulberry Avenue, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$830,000	&	\$890,000
	+ ,		+,

Median sale price

Median price	\$980,500	Pro	perty Type	ownhouse		Suburb	Cheltenham
Period - From	02/05/2024	to	01/05/2025		Source	Property	/ Data

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

Address of comparable property		Price	Date of sale
1	32 Mulberry Av CHELTENHAM 3192	\$860,000	14/03/2025
2	9 Primrose Av CHELTENHAM 3192	\$851,000	29/01/2025
3	24 Mulberry Av CHELTENHAM 3192	\$880,000	05/12/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	02/05/2025 11:19









Property Type: House (Res) Land Size: 138 sqm approx Agent Comments Indicative Selling Price \$830,000 - \$890,000 Median Townhouse Price 02/05/2024 - 01/05/2025: \$980,500

Comparable Properties



32 Mulberry Av CHELTENHAM 3192 (REI/VG)

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Agent Comments

Price: \$860,000 Method: Private Sale Date: 14/03/2025

Property Type: Townhouse (Single) **Land Size:** 139 sqm approx



9 Primrose Av CHELTENHAM 3192 (REI/VG)

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a 2

Price: \$851,000

Method: Sold Before Auction

Date: 29/01/2025

Property Type: Townhouse (Single) **Land Size:** 138 sqm approx

Agent Comments

Agent Comments



24 Mulberry Av CHELTENHAM 3192 (REI/VG)

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Price: \$880,000 Method: Private Sale Date: 05/12/2024

Property Type: Townhouse (Single) **Land Size:** 138 sqm approx

Account - Barry Plant | P: 03 9586 0500





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