Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb and postcode	9/17a Judd Parade, Cheltenham VIC 3192

Indicative selling price

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

Median sale price

Median price	\$670,000	Pro	operty Type Uni	t		Suburb	Cheltenham
Period - From	01/05/2025	to	30/10/2025	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
4/166 Charman Road Mentone VIC 3194	\$710,000	04/10/2025
4/17A Judd Parade Cheltenham VIC 3192	\$737,500	14/06/2025
3/6 Riviera Street Mentone VIC 3194	\$695,000	10/06/2025

This Statement of Information was prepared on:	31/10/2025

