

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

97 Benkel Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,202,500

Property Type

House

Suburb

Cheltenham

Period - From

05/05/2025

to

04/11/2025

Source

Cotality™

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
23 Harkaway Drive Cheltenham VIC 3192	\$1,285,000	25/10/2025
42 Lincoln Drive Cheltenham VIC 3192	\$1,200,000	11/08/2025
195 Centre Dandenong Road Cheltenham VIC 3192	\$1,105,000	14/06/2025

This Statement of Information was prepared on:

05/11/2025