

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

13 Luxmoore Street, Cheltenham VIC 3192

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,200,000

Property Type

House

Suburb

Cheltenham

Period - From

04/12/2024

to

03/06/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
32 Henry Street Highett VIC 3190	\$1,200,000	23/12/2024
47 Stuart Street, Cheltenham	\$1,300,000	29/03/2025

This Statement of Information was prepared on:

04/06/2025