Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Range between \$650,000	&	\$700,000
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Median sale price

Median price	\$774,500	Pro	perty Type U	nit		Suburb	Cheltenham
Period - From	01/04/2024	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.

Address of comparable property

Address of comparable property		Price	Date of sale
1	2/105 Park Rd CHELTENHAM 3192	\$705,000	09/04/2025
2	4/129 Park Rd CHELTENHAM 3192	\$750,000	14/02/2025
3	7/145 Park Rd CHELTENHAM 3192	\$650,000	07/12/2024

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.

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Alex Grigoriadis 9573 6100 0490 028 403 alexgrigoriadis@jelliscraig.com.au

Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending March 2025: \$774,500



Property Type: Unit

Comparable Properties



2/105 Park Rd CHELTENHAM 3192 (REI/VG)

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2

1

3

Price: \$705,000

Method: Sold Before Auction

Date: 09/04/2025 Property Type: Unit **Agent Comments**

4/129 Park Rd CHELTENHAM 3192 (VG)

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2





6

Agent Comments

Price: \$750,000 **Method:** Sale **Date:** 14/02/2025

Property Type: Flat/Unit/Apartment (Res)



7/145 Park Rd CHELTENHAM 3192 (REI/VG)

•=

2



2

Price: \$650,000 Method: Auction Sale Date: 07/12/2024 Property Type: Unit Land Size: 80 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9593 4500





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