

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

25 Kelmar Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,225,000 Property Type House Suburb Cheltenham

Period - From 01/10/2023 to 31/12/2023 Source 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	Price	Date of sale
1	6 Herald St CHELTENHAM 3192	\$1,395,000	19/03/2024
2	22 Mena Av CHELTENHAM 3192	\$1,371,000	07/03/2024
3	93 Beatrice St CHELTENHAM 3192	\$1,360,000	02/12/2023

OR

~~**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.~~

This Statement of Information was prepared on:

21/03/2024 15:28

Claudio Perruzza
9536 9230
0412 304 152

cperruzza@bigginScott.com.au

Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2023: \$1,225,000



5 2 2

Property Type: House (Res)

Land Size: 685 sqm approx

Agent Comments

Comparable Properties



6 Herald St CHELTENHAM 3192 (REI)

Agent Comments

4 2 3

Price: \$1,395,000

Method: Private Sale

Date: 19/03/2024

Property Type: House



22 Mena Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,371,000

Method: Private Sale

Date: 07/03/2024

Property Type: House

Land Size: 593 sqm approx



93 Beatrice St CHELTENHAM 3192 (REI)

Agent Comments

4 2 3

Price: \$1,360,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 535 sqm approx