

# 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

3/2 Bellevue Road, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000

&

\$625,000

### Median sale price

Median price \$735,000

Property Type Unit

Suburb Cheltenham

Period - From 01/05/2024

to 30/04/2025

Source Property Data

### 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	4/2 Bellevue Rd CHELTENHAM 3192	\$570,000	23/04/2025
2	G06/19 Hall St CHELTENHAM 3192	\$607,000	25/03/2025
3	11/12 Jack Rd CHELTENHAM 3192	\$607,500	10/12/2024

**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:

01/05/2025 11:56

3/2 Bellevue Road, Cheltenham Vic 3192



**Property Type:** Strata Unit/Flat  
**Agent Comments**

**Indicative Selling Price**  
\$570,000 - \$625,000  
**Median Unit Price**  
01/05/2024 - 30/04/2025: \$735,000

## Comparable Properties



**4/2 Bellevue Rd CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 23/04/2025  
**Property Type:** Apartment



**G06/19 Hall St CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$607,000  
**Method:** Private Sale  
**Date:** 25/03/2025  
**Property Type:** Apartment



**11/12 Jack Rd CHELTENHAM 3192 (VG)**

**Agent Comments**



**Price:** \$607,500  
**Method:** Sale  
**Date:** 10/12/2024  
**Property Type:** Flat/Unit/Apartment (Res)

**Account -** Jellis Craig



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