

# 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 Peters Drive, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,257,500 Property Type House Suburb Cheltenham

Period - From 21/05/2023 to 20/05/2024 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	5 Rosewarne Av CHELTENHAM 3192	\$1,135,000	14/03/2024
2	26 Farm Rd CHELTENHAM 3192	\$1,080,000	23/02/2024
3	1 Irving Ct CHELTENHAM 3192	\$1,050,000	23/12/2023

**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:

21/05/2024 16:00

3 Peters Drive, Cheltenham Vic 3192



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 557 sqm approx

[Agent Comments](#)

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

21/05/2023 - 20/05/2024: \$1,257,500

## Comparable Properties



**5 Rosewarne Av CHELTENHAM 3192 (REI)**

[Agent Comments](#)



**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 14/03/2024

**Property Type:** House

**Land Size:** 605.14 sqm approx



**26 Farm Rd CHELTENHAM 3192 (RE/VG)**

[Agent Comments](#)



**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** House

**Land Size:** 597 sqm approx



**1 Irving Ct CHELTENHAM 3192 (RE/VG)**

[Agent Comments](#)



**Price:** \$1,050,000

**Method:** Private Sale

**Date:** 23/12/2023

**Property Type:** House

**Land Size:** 642 sqm approx

**Account - Jellis Craig**



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