

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

5b Eden Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,575,000 & \$1,675,000

Median sale price

Median price \$988,750 Property Type Townhouse Suburb Cheltenham

Period - From 24/04/2023 to 23/04/2024 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	43 Olympic Av CHELTENHAM 3192	\$1,585,000	09/12/2023
2	80b Albenca St CHELTENHAM 3192	\$1,585,000	28/10/2023
3	6 Axelton St CHELTENHAM 3192	\$1,580,000	05/04/2024

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:

24/04/2024 16:17

5b Eden Street, Cheltenham Vic 3192



Property Type:
Agent Comments

Indicative Selling Price
\$1,575,000 - \$1,675,000
Median Townhouse Price
24/04/2023 - 23/04/2024: \$988,750

Comparable Properties



43 Olympic Av CHELTENHAM 3192 (REI/VG) Agent Comments



Price: \$1,585,000
Method: Private Sale
Date: 09/12/2023
Property Type: Townhouse (Single)
Land Size: 349 sqm approx



80b Albenca St CHELTENHAM 3192 (REI) Agent Comments



Price: \$1,585,000
Method: Auction Sale
Date: 28/10/2023
Property Type: Townhouse (Res)
Land Size: 399 sqm approx



6 Axelton St CHELTENHAM 3192 (REI) Agent Comments



Price: \$1,580,000
Method: Private Sale
Date: 05/04/2024
Property Type: House
Land Size: 572 sqm approx

Account - Jellis Craig



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