

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 6 Ashleigh Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$950,000 & \$1,030,000

Median sale price

Median price \$1,238,000 Property Type House Suburb Cheltenham

Period - From 03/04/2023 to 02/04/2024 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	1/10 Connors St HIGHETT 3190	\$1,018,000	22/03/2024
2	109 Centre Dandenong Rd CHELTENHAM 3192	\$1,000,000	07/10/2023
3	4 Dianne Ct CHELTENHAM EAST 3192	\$985,000	24/11/2023

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: 03/04/2024 14:08

6 Ashleigh Court, Cheltenham Vic 3192

Amie Goddard

03 9585 5667

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 3  1  1

Property Type: House (Res)

Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$1,030,000

Median House Price

03/04/2023 - 02/04/2024: \$1,238,000

Comparable Properties



1/10 Connors St HIGHETT 3190 (REI)

Agent Comments

 3  1  2

Price: \$1,018,000

Method: Sold After Auction

Date: 22/03/2024

Property Type: House (Res)

Land Size: 351 sqm approx



109 Centre Dandenong Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,000,000

Method: Sold Before Auction

Date: 07/10/2023

Property Type: House (Res)

4 Dianne Ct CHELTENHAM EAST 3192 (VG)

Agent Comments

 3  -  -

Price: \$985,000

Method: Sale

Date: 24/11/2023

Property Type: House (Res)

Land Size: 531 sqm approx

Account - Jellis Craig



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