

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

9 Tilley Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,250,000 Property Type House Suburb Cheltenham

Period - From 22/05/2023 to 21/05/2024 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	35 Edward St CHELTENHAM 3192	\$1,295,000	06/04/2024
2	1 Mena Av CHELTENHAM 3192	\$1,225,000	23/11/2023
3	31 Weymar St CHELTENHAM 3192	\$1,200,000	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:

22/05/2024 10:08

9 Tilley Street, Cheltenham Vic 3192



 4  2  1

Rooms: 7
Property Type: House (Res)
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
22/05/2023 - 21/05/2024: \$1,250,000

Comparable Properties



35 Edward St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$1,295,000
Method: Auction Sale
Date: 06/04/2024
Property Type: House (Res)
Land Size: 671 sqm approx



1 Mena Av CHELTENHAM 3192 (REI)

Agent Comments

 4  1  -

Price: \$1,225,000
Method: Auction Sale
Date: 23/11/2023
Property Type: House (Res)
Land Size: 789 sqm approx



31 Weymar St CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,200,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 629 sqm approx

Account - Jellis Craig



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