

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

7 HARVEY COURT CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

House

Suburb

Cheltenham

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

7 BERKEFELD COURT CHELTENHAM VIC 3192	\$1,570,000	07-Dec-24
3 WALLINGFORD STREET CHELTENHAM VIC 3192	\$1,515,000	12-Dec-24
5 FLINDERS STREET MENTONE VIC 3194	\$1,450,000	09-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 27 March 2025



**7 BERKEFELD COURT
CHELTENHAM VIC 3192**

4 3 1

Sold Price **\$1,570,000** Sold Date **07-Dec-24**

Distance **0.68km**



**3 WALLINGFORD STREET
CHELTENHAM VIC 3192**

4 2 2

Sold Price **\$1,515,000** Sold Date **12-Dec-24**

Distance **1.1km**



5 FLINDERS STREET MENTONE VIC 3194

4 1 2

Sold Price **\$1,450,000** Sold Date **09-Oct-24**

Distance **1.83km**

RS = Recent sale UN = Undisclosed Sale

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