

## 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

3/3 BOOKER STREET CHELTENHAM VIC 3192

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Apr 2024

to

31 Mar 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

37A SWINDEN AVENUE CHELTENHAM VIC 3192	\$1,120,000	13-Nov-24
1/41 WALLINGFORD STREET CHELTENHAM VIC 3192	\$1,080,000	23-Nov-24
97B FLINDERS STREET MENTONE VIC 3194	\$1,135,000	29-Mar-25

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: 10 April 2025



**37A SWINDEN AVENUE  
CHELTENHAM VIC 3192**

3 2 2

Sold Price **\$1,120,000** Sold Date **13-Nov-24**

Distance **0.54km**



**1/41 WALLINGFORD STREET  
CHELTENHAM VIC 3192**

3 2 2

Sold Price **\$1,080,000** Sold Date **23-Nov-24**

Distance **0.58km**



**97B FLINDERS STREET MENTONE  
VIC 3194**

3 2 2

Sold Price <sup>RS</sup> **\$1,135,000** <sup>UN</sup> Sold Date **29-Mar-25**

Distance **0.62km**

RS = Recent sale      UN = Undisclosed Sale

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