

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

3/5 JELlicoe STREET 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

\$725,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2024

to

30 Apr 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

14/68-70 WILSON STREET CHELTENHAM VIC 3192	\$750,000	19-Apr-25
44 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$765,000	28-Nov-24
8/33-35 BOURKE STREET MENTONE VIC 3194	\$756,000	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: 19 May 2025



**14/68-70 WILSON STREET
CHELTENHAM VIC 3192**

2 1 2

Sold Price ^{RS} **\$750,000** Sold Date **19-Apr-25**

Distance **0.35km**

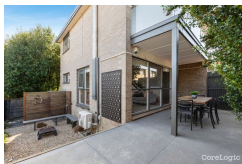


**44 CENTRAL PARK WALK
CHELTENHAM VIC 3192**

3 2 1

Sold Price **\$765,000** Sold Date **28-Nov-24**

Distance **1.09km**



**8/33-35 BOURKE STREET
MENTONE VIC 3194**

2 1 1

Sold Price **\$756,000** Sold Date **29-Mar-25**

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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