

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

22 HARPLEY 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

\$1,200,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,205,000

Property type

Other

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

4 CORAL COURT CHELTENHAM VIC 3192	\$1,195,000	12-Oct-24
95 NEPEAN HIGHWAY MENTONE VIC 3194	\$1,250,000	11-Nov-24
7 ALBENCA STREET MENTONE VIC 3194	\$1,277,500	13-Nov-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: 02 April 2025



**4 CORAL COURT CHELTENHAM
VIC 3192**

3 1 2

Sold Price **\$1,195,000** Sold Date **12-Oct-24**

Distance **0.59km**



**95 NEPEAN HIGHWAY MENTONE
VIC 3194**

3 2 2

Sold Price **\$1,250,000** Sold Date **11-Nov-24**

Distance **0.74km**



**7 ALBENCA STREET MENTONE VIC
3194**

4 1 2

Sold Price **\$1,277,500** Sold Date **13-Nov-24**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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