

# 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

45 MULBERRY AVENUE 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

\$750,000

&

\$820,000

### Median sale price

**Important advice about the median sale price:** When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

### Comparable property sales (\*Delete A or B below as applicable)

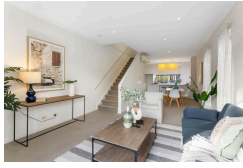
**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
22 CENTRAL PARK WALK CHELTENHAM VIC 3192	\$780,500	07-Jun-25
3/5 JELICOE STREET CHELTENHAM VIC 3192	\$767,000	24-May-25
14/68-70 WILSON STREET CHELTENHAM VIC 3192	\$750,000	19-Apr-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: 05 August 2025



**22 CENTRAL PARK WALK  
 CHELTENHAM VIC 3192**

 3  2  2

Sold Price <sup>RS</sup> **\$780,500** Sold Date **07-Jun-25**

Distance **0km**



**3/5 JELlicOE STREET  
 CHELTENHAM VIC 3192**

 3  2  2

Sold Price **\$767,000** Sold Date **24-May-25**

Distance **1.09km**



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

 2  1  2

Sold Price **\$750,000** Sold Date **19-Apr-25**

Distance **0.75km**

RS = Recent sale      UN = Undisclosed Sale

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