

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

11 Brownfield Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,235,000 Property Type House Suburb Cheltenham

Period - From 31/03/2024 to 30/03/2025 Source Property Data

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 six 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
1	5 Nancy St CHELTENHAM 3192	\$900,000	29/11/2024
2	5 Camelia Gr CHELTENHAM 3192	\$915,000	16/11/2024
3			

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 six months.~~

This Statement of Information was prepared on: 31/03/2025 14:21

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Indicative Selling Price

\$880,000 - \$960,000

Median House Price

31/03/2024 - 30/03/2025: \$1,235,000



Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



5 Nancy St CHELTENHAM 3192 (REI)

Agent Comments



Price: \$900,000

Method: Sold Before Auction

Date: 29/11/2024

Property Type: House (Res)

Land Size: 585 sqm approx



5 Camelia Gr CHELTENHAM 3192 (REI)

Agent Comments



Price: \$915,000

Method: Sold Before Auction

Date: 16/11/2024

Property Type: House (Res)

Land Size: 724 sqm approx

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 six months.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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