

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

26 LAVENDER AVENUE 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Jan 2024

to

31 Dec 2024

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

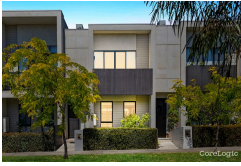
Date of sale

24 MULBERRY AVENUE CHELTENHAM VIC 3192	\$880,000	05-Dec-24
22 LAVENDER AVENUE CHELTENHAM VIC 3192	\$910,000	15-Aug-24
4 LAVENDER AVENUE CHELTENHAM VIC 3192	\$910,000	10-Jul-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: 22 January 2025



**24 MULBERRY AVENUE
CHELTENHAM VIC 3192**

 3  2  2

Sold Price ^{RS} **\$880,000** Sold Date **05-Dec-24**

Distance **0.13km**



**22 LAVENDER AVENUE
CHELTENHAM VIC 3192**

 3  2  2

Sold Price **\$910,000** Sold Date **15-Aug-24**

Distance **0.02km**



**4 LAVENDER AVENUE
CHELTENHAM VIC 3192**

 3  2  1

Sold Price Sold Date **10-Jul-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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