

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

1/12 GILLMAN 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

3/10 HIGHAM STREET CHELTENHAM VIC 3192	\$730,000	07-May-25
14/9-11 LATROBE STREET CHELTENHAM VIC 3192	\$730,000	21-Aug-25
1/2B LATROBE STREET MENTONE VIC 3194	\$643,000	03-May-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.~~

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**3/10 HIGHAM STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price **\$730,000** Sold Date **07-May-25**

Distance **0.12km**



**14/9-11 LATROBE STREET
CHELTENHAM VIC 3192**

 2  1  1

Sold Price ^{RS} **\$730,000** Sold Date **21-Aug-25**

Distance **0.08km**



**1/2B LATROBE STREET MENTONE
VIC 3194**

 2  1  1

Sold Price **\$643,000** Sold Date **03-May-25**

Distance **0.21km**

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

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