

# 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

61 Argus Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,250,000 Property Type House Suburb Cheltenham

Period - From 26/09/2023 to 25/09/2024 Source REIV

### 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	58 Wilson St CHELTENHAM 3192	\$1,250,000	21/09/2024
2	6 Hartwell PI CHELTENHAM 3192	\$1,335,000	15/06/2024
3	9 Newry St CHELTENHAM 3192	\$1,300,000	11/05/2024

**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:

26/09/2024 20:47



 5  3  2

**Property Type:** House  
**Land Size:** 586 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
26/09/2023 - 25/09/2024: \$1,250,000

## Comparable Properties



**58 Wilson St CHELTENHAM 3192 (REI)**

[Agent Comments](#)

 4  2  3

**Price:** \$1,250,000  
**Method:** Auction Sale  
**Date:** 21/09/2024  
**Property Type:** House (Res)  
**Land Size:** 626 sqm approx



**6 Hartwell PI CHELTENHAM 3192 (REI/VG)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,335,000  
**Method:** Auction Sale  
**Date:** 15/06/2024  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx



**9 Newry St CHELTENHAM 3192 (REI/VG)**

[Agent Comments](#)

 4  1  2

**Price:** \$1,300,000  
**Method:** Auction Sale  
**Date:** 11/05/2024  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

**Account - Ray White Cheltenham** | P: 03 9584 8288 | F: 03 9271 8999