

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

4 Judd Parade, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,262,500

Property Type House

Suburb Cheltenham

Period - From 11/09/2024

to

10/09/2025

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	76 Beatrice St CHELTENHAM 3192	\$1,340,000	09/08/2025
2	20 Renowden St CHELTENHAM 3192	\$1,343,000	02/08/2025
3	16 Baringhup St CHELTENHAM 3192	\$1,500,000	16/07/2025

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:

11/09/2025 09:17



4 2 2

Property Type: House (Res)
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median House Price
11/09/2024 - 10/09/2025: \$1,262,500

Comparable Properties

76 Beatrice St CHELTENHAM 3192 (REI)

Agent Comments

4 2 4

Price: \$1,340,000
Method:
Date: 09/08/2025
Property Type: House



20 Renowden St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,343,000
Method: Auction Sale
Date: 02/08/2025
Property Type: House (Res)
Land Size: 530 sqm approx



16 Baringhup St CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 16/07/2025
Property Type: House
Land Size: 620 sqm approx

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