# 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<br>Including suburb and postcode | 7B Luxmoore Street, Cheltenham, Vic 3192 |

## Indicative selling price

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

range between $1,450,000 & $1,550,000

## Median sale price

| | | | | | |
|---|---|---|---|---|---|
| Median price | $700,000 | Property type | *Unit* | Suburb | Cheltenham |

Period - From 01/01/2026 to 31/03/2026 Source PropTrack

## 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 |
|---|---|---|
| 13A Munro Avenue, Cheltenham, VIC 3192 | $1,600,100 | 23/11/2025 |
| 9A Tibrockney Street, Highett, VIC 3190 | $1,500,000 | 19/10/2025 |
| 10A Dawn Street, Highett, VIC 3190 | $1,505,000 | 24/10/2025 |

**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: 04/04/2026