

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

2/1-3 MARLENE COURT 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

\$725,000

&

\$775,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Aug 2024

to

31 Jul 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

2/10 RENOWDEN STREET CHELTENHAM VIC 3192	\$725,000	26-Apr-25
4/17A JUDD PARADE CHELTENHAM VIC 3192	\$737,500	14-Jun-25
14/68-70 WILSON STREET CHELTENHAM VIC 3192	\$750,000	19-Apr-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.~~

This Statement of Information was prepared on: 28 August 2025



**2/10 RENOWDEN STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price **\$725,000** Sold Date **26-Apr-25**

Distance **0.74km**



**4/17A JUDD PARADE
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **\$737,500** Sold Date **14-Jun-25**

Distance **0.87km**



**14/68-70 WILSON STREET
CHELTENHAM VIC 3192**

2 1 2

Sold Price **\$750,000** Sold Date **19-Apr-25**

Distance **1.62km**

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

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