

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

7 BOOKER 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

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,292,550

Property type

House

Suburb

Cheltenham

Period-from

01 May 2025

to

30 Apr 2026

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

8 TUCK STREET CHELTENHAM VIC 3192	\$1,565,000	28-Jul-25
9 TUCK STREET CHELTENHAM VIC 3192	\$1,560,000	30-Oct-25
3 WALLINGFORD STREET CHELTENHAM VIC 3192	\$1,515,000	12-Dec-24

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: 22 May 2026



8 TUCK STREET CHELTENHAM VIC 3192 Sold Price **\$1,565,000** Sold Date **28-Jul-25**
 Distance **0.29km**

5 3 2



9 TUCK STREET CHELTENHAM VIC 3192 Sold Price **\$1,560,000** Sold Date **30-Oct-25**
 Distance **0.32km**

3 1 1



3 WALLINGFORD STREET CHELTENHAM VIC 3192 Sold Price **\$1,515,000** Sold Date **12-Dec-24**
 Distance **0.37km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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