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	37 Comas Road, Cheltenham Vic 3192

Indicative selling price

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

Single price $1,380,000

Median sale price

Median price $1,270,000 Property Type House Suburb Cheltenham

Period - From 22/09/2024 to 21/09/2025 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	13 Luxmoore St CHELTENHAM 3192	$1,343,000	21/06/2025
2	180 Reserve Rd BEAUMARIS 3193	$1,410,000	13/05/2025
3	449 Balcombe Rd BEAUMARIS 3193	$1,450,000	12/04/2025

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: 22/09/2025 07:59

BARRYPLANT

Property Type:
Agent Comments

Indicative Selling Price
$1,380,000
Median House Price
22/09/2024 - 21/09/2025: $1,270,000

Comparable Properties

13 Luxmoore St CHELTENHAM 3192 (REI/VG)

2 | 1 | 1

Price: $1,343,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

180 Reserve Rd BEAUMARIS 3193 (VG)

3 | - | -

Price: $1,410,000
Method: Sale
Date: 13/05/2025
Property Type: House (Res)
Land Size: 334 sqm approx

Agent Comments

449 Balcombe Rd BEAUMARIS 3193 (REI/VG)

3 | 2 | 2

Price: $1,450,000
Method: Private Sale
Date: 12/04/2025
Property Type: House
Land Size: 790 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9586 0500

REIV THE DIFFERENCE

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