

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

1 Shelford Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,340,250

Property Type House

Suburb Cheltenham

Period - From 01/07/2025

to

30/09/2025

Source REIV

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	36 Rosewarne Av CHELTENHAM 3192	\$1,100,000	15/11/2025
2	25 Sycamore Av MENTONE 3194	\$1,140,000	25/10/2025
3	4 Willow Av CHELTENHAM 3192	\$1,120,000	06/09/2025

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:

18/11/2025 11:18



3 1 2

Rooms: 4
Property Type: House
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
September quarter 2025: \$1,340,250

Comparable Properties



36 Rosewarne Av CHELTENHAM 3192 (REI)

Agent Comments

3 1 4

Price: \$1,100,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 617 sqm approx



25 Sycamore Av MENTONE 3194 (REI)

Agent Comments

3 2 2

Price: \$1,140,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)

4 Willow Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,120,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 534 sqm approx

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