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	
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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	Pro	perty 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

Add	dress 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 comparableproperties 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









Rooms: 4

Property Type: House **Agent Comments**

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

Comparable Properties



36 Rosewarne Av CHELTENHAM 3192 (REI)

Price: \$1,100,000 Method: Auction Sale

Date: 15/11/2025 Property Type: House (Res)

Land Size: 617 sqm approx

Property Type: House (Res)

Agent Comments



25 Sycamore Av MENTONE 3194 (REI)

Price: \$1,140,000 Method: Auction Sale Date: 25/10/2025





Agent Comments

4 Willow Av CHELTENHAM 3192 (REI/VG)



Agent Comments

Price: \$1,120,000 Method: Auction Sale Date: 06/09/2025

Property Type: House (Res) Land Size: 534 sqm approx

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