

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

2/23 Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$970,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

06/11/2024

to

05/11/2025

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.~~

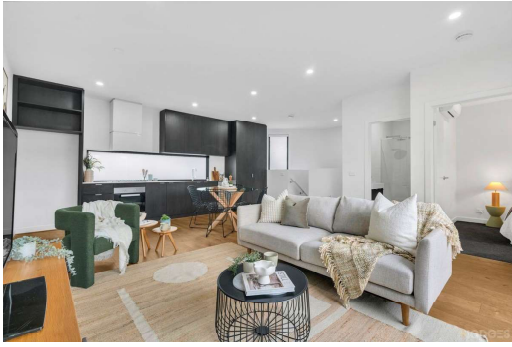
Address of comparable property		Price	Date of sale
1	1/26 Railway Pde HIGHETT 3190	\$770,000	29/10/2025
2			
3			

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:

06/11/2025 09:52



 2
  2
  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Townhouse Price

06/11/2024 - 05/11/2025: \$970,000

Comparable Properties



1/26 Railway Pde HIGHETT 3190 (REI)

 2
  2
  1

Price: \$770,000

Method: Sold Before Auction

Date: 29/10/2025

Property Type: Townhouse (Single)

Agent Comments

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.

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