

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

25 SHIPSTON ROAD 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

\$1,275,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,221,000

Property type

House

Suburb

Cheltenham

Period-from

01 Nov 2024

to

31 Oct 2025

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

2 JOHNSTON STREET MENTONE VIC 3194	\$1,300,000	23-Aug-25
77 ALBENCA STREET CHELTENHAM VIC 3192	\$1,325,000	02-Aug-25
52 WALLINGFORD STREET CHELTENHAM VIC 3192	\$1,350,000	04-Oct-25

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: 29 November 2025



**2 JOHNSTON STREET MENTONE
VIC 3194**

 3  2  1

Sold Price **\$1,300,000** Sold Date **23-Aug-25**

Distance **0.77km**



**77 ALBENCA STREET
CHELTENHAM VIC 3192**

 3  1  2

Sold Price **\$1,325,000** Sold Date **02-Aug-25**

Distance **0.45km**



**52 WALLINGFORD STREET
CHELTENHAM VIC 3192**

 3  2  2

Sold Price ^{RS} **\$1,350,000** Sold Date **04-Oct-25**

Distance **0.34km**

RS = Recent sale **UN** = Undisclosed Sale

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