Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

26 Cox Street, Cheltenham Vic 3192
,

Indicative selling price

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

Median sale price

Median price \$1,245,000	Property Type Ho	use	Suburb	Cheltenham
Period - From 01/04/2024	to 31/03/2025	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	14 Tanti St CHELTENHAM 3192	\$1,087,500	01/04/2025
2	13 Avenza St MENTONE 3194	\$1,110,000	28/03/2025
3	125 Cavanagh St CHELTENHAM 3192	\$1,140,000	07/03/2025

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:	08/04/2025 12:42









Rooms: 5 Property Type:

Land Size: 600 sqm approx

Agent Comments

Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price Year ending March 2025: \$1,245,000

Comparable Properties



14 Tanti St CHELTENHAM 3192 (REI)

3

Æ

2

Price: \$1,087,500

Method: Sold Before Auction

Date: 01/04/2025 Property Type: House Land Size: 604 sqm approx **Agent Comments**



13 Avenza St MENTONE 3194 (REI)





3

Agent Comments



125 Cavanagh St CHELTENHAM 3192 (REI)

•

3



1 1



4

Agent Comments



Price: \$1,140,000 Method: Private Sale Date: 07/03/2025 Property Type: House Land Size: 599 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.