

# 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

26 Cox Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,245,000

Property Type House

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



 4   
  1   
  4

**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)**

Agent Comments

 3   
  1   
  2

**Price:** \$1,087,500  
**Method:** Sold Before Auction  
**Date:** 01/04/2025  
**Property Type:** House  
**Land Size:** 604 sqm approx



**13 Avenza St MENTONE 3194 (REI)**

Agent Comments

 4   
  1   
  3

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 28/03/2025  
**Property Type:** House  
**Land Size:** 613 sqm approx



**125 Cavanagh St CHELTENHAM 3192 (REI)**

Agent Comments

 3   
  1   
  4

**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