

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

33 Eunice Drive, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$1,019,000

Median sale price

Median price

\$1,305,700

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2025

to

31/03/2026

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	58 Voltri St MENTONE 3194	\$1,023,000	09/04/2026
2	118 Bernard St CHELTENHAM 3192	\$1,035,000	13/03/2026
3	37 Nancy St CHELTENHAM 3192	\$1,025,000	28/02/2026

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:

29/06/2026 12:06

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Indicative Selling Price

\$1,019,000

Median House Price

Year ending March 2026: \$1,305,700



3 1 1

Property Type: House (Res)

Land Size: 534 sqm approx

Agent Comments

Comparable Properties



58 Voltri St MENTONE 3194 (REI/VG)

Agent Comments

3 1 2

Price: \$1,023,000

Method: Private Sale

Date: 09/04/2026

Property Type: House

Land Size: 534 sqm approx



118 Bernard St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,035,000

Method: Private Sale

Date: 13/03/2026

Property Type: House

Land Size: 534 sqm approx



37 Nancy St CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$1,025,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)