

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

36 ARGUS STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,296,250

Property type

House

Suburb

Cheltenham

Period-from

01 Aug 2025

to

31 Jul 2026

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

70 ARGUS STREET CHELTENHAM VIC 3192	\$1,175,000	06-Jun-26
3 COX STREET CHELTENHAM VIC 3192	\$1,210,000	26-Jun-26
38 BRAMPTON STREET CHELTENHAM VIC 3192	\$1,106,000	12-Aug-26

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: 25 August 2026



**70 ARGUS STREET CHELTENHAM
VIC 3192**

4 2 1

Sold Price

\$1,175,000

Sold Date

06-Jun-26

Distance

0.27km



**3 COX STREET CHELTENHAM VIC
3192**

4 1 2

Sold Price

\$1,210,000

Sold Date

26-Jun-26

Distance

1.03km



**38 BRAMPTON STREET
CHELTENHAM VIC 3192**

4 1 -

Sold Price

^{RS} **\$1,106,000**

Sold Date

12-Aug-26

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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