

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

5 EILA CLOSE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,298,750

Property type

House

Suburb

Cheltenham

Period-from

01 Sep 2025

to

31 Aug 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

3 COX STREET CHELTENHAM VIC 3192	\$1,210,000	26-Jun-26
2 MENA AVENUE CHELTENHAM VIC 3192	\$1,285,000	28-Mar-26
18 HARKAWAY DRIVE CHELTENHAM VIC 3192	\$1,230,000	30-May-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: 22 September 2026



3 COX STREET CHELTENHAM VIC 3192

4 1 2

Sold Price

\$1,210,000

Sold Date

26-Jun-26

Distance

0.25km



2 MENA AVENUE CHELTENHAM VIC 3192

4 2 1

Sold Price

\$1,285,000

Sold Date

28-Mar-26

Distance

0.58km



18 HARKAWAY DRIVE CHELTENHAM VIC 3192

4 2 2

Sold Price

\$1,230,000

Sold Date

30-May-26

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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