

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	52 Herald Street, Cheltenham VIC 3192
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Indicative selling price

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

Range between \$1,280,000 & \$1,380,000

Median sale price

Median price	\$1,250,000	Property Type	House	Suburb	Cheltenham
Period - From	15/06/2025	to	14/12/2025	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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
60 Herald Street Cheltenham VIC 3192	\$1,250,000	22/11/2025
52 Wallingford Street Cheltenham VIC 3192	\$1,350,000	04/10/2025
19 Lincoln Drive Cheltenham VIC 3192	\$1,310,000	15/10/2025

This Statement of Information was prepared on:

15/12/2025