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	3 IRENE COURT 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	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,291,000	Property type	House	Suburb	Cheltenham
Period-from	01 Mar 2025	to	28 Feb 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
5 MACAO COURT CHELTENHAM VIC 3192	$1,605,000	06-Dec-25
18 BARKER STREET CHELTENHAM VIC 3192	$1,550,000	24-Dec-25
3 PIKE STREET CHELTENHAM VIC 3192	$1,580,000	13-Dec-25

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: 16 March 2026

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5 MACAO COURT CHELTENHAM VIC 3192

4 2 2

Sold Price **$1,605,000** Sold Date **06-Dec-25**

Distance **0.1km**

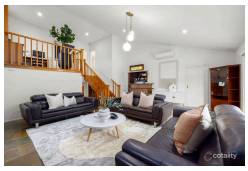


18 BARKER STREET CHELTENHAM VIC 3192

3 2 2

Sold Price **$1,550,000** Sold Date **24-Dec-25**

Distance **1.52km**



3 PIKE STREET CHELTENHAM VIC 3192

4 3 1

Sold Price RS **$1,580,000** Sold Date **13-Dec-25**

Distance **1.23km**

RS = Recent sale **UN** = Undisclosed Sale

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