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<br>Including suburb and postcode | 23b Wingrove Street, Cheltenham Vic 3192 |

## Indicative selling price

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

Single price $1,290,000

## Median sale price

Median price $1,037,000 Property Type Townhouse Suburb Cheltenham

Period - From 11/05/2025 to 10/05/2026 Source Property Data

## 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 | 2/22 Stayner Gr MOORABBIN 3189 | $1,345,000 | 24/04/2026 |
| 2 | 88a Bernard St CHELTENHAM 3192 | $1,320,000 | 14/03/2026 |
| 3 | 64 Bignell Rd BENTLEIGH EAST 3165 | $1,260,000 | 21/02/2026 |

**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: 11/05/2026 09:47

# 23b Wingrove Street, Cheltenham Vic 3192

Jackson Jacotine
9593 4500
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4 3 2

**Property Type:** Townhouse

**Indicative Selling Price**
$1,290,000
**Median Townhouse Price**
11/05/2025 - 10/05/2026: $1,037,000

## Comparable Properties



**2/22 Stayner Gr MOORABBIN 3189 (REI)**

4 3 2

**Price:** $1,345,000
**Method:** Private Sale
**Date:** 24/04/2026
**Property Type:** Townhouse (Res)

Agent Comments



**88a Bernard St CHELTENHAM 3192 (REI)**

4 3 2

**Price:** $1,320,000
**Method:** Auction Sale
**Date:** 14/03/2026
**Property Type:** Townhouse (Res)

Agent Comments



**64 Bignell Rd BENTLEIGH EAST 3165 (REI)**

4 3 4

**Price:** $1,260,000
**Method:** Auction Sale
**Date:** 21/02/2026
**Property Type:** Townhouse (Res)
**Land Size:** 360 sqm approx

Agent Comments



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