

## 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

90 DEVON STREET CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,280,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Cheltenham

Period-from

01 Apr 2025

to

31 Mar 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

2 MENA AVENUE CHELTENHAM VIC 3192	\$1,285,000	28-Mar-26
25 SHIPSTON ROAD CHELTENHAM VIC 3192	\$1,285,000	04-Dec-25
60 EVESHAM ROAD CHELTENHAM VIC 3192	\$1,300,000	05-Nov-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: 15 April 2026


**2 MENA AVENUE CHELTENHAM  
VIC 3192**

Sold Price

<sup>RS</sup>
**\$1,285,000**

Sold Date

**28-Mar-26**
 4
  2
  1

Distance

**0.09km**

**25 SHIPSTON ROAD CHELTENHAM  
VIC 3192**

Sold Price

**\$1,285,000**

Sold Date

**04-Dec-25**
 3
  1
  2

Distance

**0.28km**

**60 EVESHAM ROAD CHELTENHAM  
VIC 3192**

Sold Price

<sup>RS</sup>
**\$1,300,000**

Sold Date

**05-Nov-25**
 3
  1
  2

Distance

**0.17km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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