

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

16 Wedd Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,292,500 Property Type House Suburb Cheltenham

Period - From 01/01/2026 to 31/03/2026 Source REIV

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	39 Mount view Rd HIGHETT 3190	\$1,088,000	23/03/2026
2	154 Charman Rd MENTONE 3194	\$1,000,000	05/03/2026
3	9 Rogers St MENTONE 3194	\$1,000,500	15/11/2025

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:

14/04/2026 11:44

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3 1 1

Property Type: House
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2026: \$1,292,500

Comparable Properties



39 Mount view Rd HIGHETT 3190 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,088,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 383 sqm approx



154 Charman Rd MENTONE 3194 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,000,000
Method: Sold Before Auction
Date: 05/03/2026
Property Type: House (Res)
Land Size: 487 sqm approx



9 Rogers St MENTONE 3194 (REI/VG)

[Agent Comments](#)

2 1 3

Price: \$1,000,500
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 293 sqm approx

Account - Jellis Craig | P: 03 9593 4500 | F: 03 9557 7604