

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

22 Kayden Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,305,700 Property Type House Suburb Cheltenham

Period - From 01/04/2025 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	53 Bernard St CHELTENHAM 3192	\$1,050,000	14/03/2026
2	118 Bernard St CHELTENHAM 3192	\$1,035,000	13/03/2026
3	13 Bernard St CHELTENHAM 3192	\$950,000	12/03/2026

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: 16/04/2026 15:34



 3
  1
  3

Property Type: House

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

Year ending March 2026: \$1,305,700

Comparable Properties



53 Bernard St CHELTENHAM 3192 (REI)

Agent Comments

 2
  1
  2

Price: \$1,050,000

Method: Auction Sale

Date: 14/03/2026

Property Type: House (Res)

Land Size: 648 sqm approx



118 Bernard St CHELTENHAM 3192 (REI)

Agent Comments

 3
  1
  2

Price: \$1,035,000

Method: Private Sale

Date: 13/03/2026

Property Type: House



13 Bernard St CHELTENHAM 3192 (REI)

Agent Comments

 3
  1
  1

Price: \$950,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

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