

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

3/24 Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	2/1345 Nepean Hwy CHELTENHAM 3192	\$1,176,000	18/04/2026
2	4/60 Wilson St CHELTENHAM 3192	\$1,085,000	28/03/2026
3	1/3 Stanley Av CHELTENHAM 3192	\$1,120,000	28/03/2026

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:

23/04/2026 10:12



 3
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  2

Property Type: Townhouse

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 March quarter 2026: \$1,292,500

Comparable Properties



2/1345 Nepean Hwy CHELTENHAM 3192 (REI)

Agent Comments

 3
  2
  2

Price: \$1,176,000
Method: Auction Sale
Date: 18/04/2026
Property Type: Townhouse (Res)
Land Size: 341 sqm approx



4/60 Wilson St CHELTENHAM 3192 (REI)

Agent Comments

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  2
  2

Price: \$1,085,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)
Land Size: 246 sqm approx



1/3 Stanley Av CHELTENHAM 3192 (REI)

Agent Comments

 3
  2
  2

Price: \$1,120,000
Method: Auction Sale
Date: 28/03/2026
Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9194 1200