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	26 Correa Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	17B Parkin Av CHELTENHAM 3192	$1,320,000	24/04/2026
2	30 Abbington Av CHELTENHAM 3192	$1,315,000	11/02/2026
3	20b Barker St CHELTENHAM 3192	$1,365,000	31/01/2026

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: 18/05/2026 11:11

26 Correa Avenue, Cheltenham Vic 3192



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending March 2026: $1,305,700

Comparable Properties



17B Parkin Av CHELTENHAM 3192 (REI)

3 2 2

Price: $1,320,000
Method: Private Sale
Date: 24/04/2026
Property Type: Townhouse (Single)
Land Size: 300 sqm approx

Agent Comments



30 Abbington Av CHELTENHAM 3192 (REI/VG)

4 2 2

Price: $1,315,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: Townhouse (Res)
Land Size: 224 sqm approx

Agent Comments



20b Barker St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,365,000
Method: Auction Sale
Date: 31/01/2026
Property Type: Townhouse (Res)
Land Size: 272 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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