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	54 Weatherall Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,600,000 & $1,690,000

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	46 Charman Rd MENTONE 3194	$1,740,000	22/05/2026
2	10 Wembley Av CHELTENHAM 3192	$1,680,000	20/05/2026
3	41 Morey Rd BEAUMARIS 3193	$1,800,000	26/03/2026

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: 03/06/2026 10:18

54 Weatherall Road, Cheltenham Vic 3192

JellisCraig

Nick Sinclair
9194 1200
0422 217 788
nicksinclair@jelliscraig.com.au



5 2 4

Property Type: House

Indicative Selling Price
$1,600,000 - $1,690,000
Median House Price
March quarter 2026: $1,292,500

Comparable Properties



46 Charman Rd MENTONE 3194 (REI)

4 2 2

Price: $1,740,000
Method: Private Sale
Date: 22/05/2026
Property Type: House
Land Size: 620 sqm approx

Agent Comments



10 Wembley Av CHELTENHAM 3192 (REI)

4 2 1

Price: $1,680,000
Method: Sold Before Auction
Date: 20/05/2026
Property Type: House
Land Size: 676 sqm approx

Agent Comments



41 Morey Rd BEAUMARIS 3193 (REI/VG)

5 2 2

Price: $1,800,000
Method: Sold Before Auction
Date: 26/03/2026
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9194 1200

REIV THE DIFFERENCE

propertydata.com.au

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