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	25/11 Hannah Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $680,000 & $720,000

Median sale price

Median price $750,000 Property Type Unit 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	2/11 Argus St CHELTENHAM 3192	$675,000	20/12/2025
2	1/36 Herald St CHELTENHAM 3192	$737,000	22/11/2025
3	2/1 Tenham Gr CHELTENHAM 3192	$680,000	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: 07/05/2026 15:03

25/11 Hannah Street, Cheltenham Vic 3192

Belinda Van Suylen
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2 1 2

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median Unit Price
March quarter 2026: $750,000

Comparable Properties



2/11 Argus St CHELTENHAM 3192 (REI/VG)

2 1 1

Price: $675,000
Method: Auction Sale
Date: 20/12/2025
Property Type: Unit

Agent Comments

1/36 Herald St CHELTENHAM 3192 (REI/VG)

2 1 2

Price: $737,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Unit

Agent Comments



2/1 Tenham Gr CHELTENHAM 3192 (REI/VG)

2 1 1

Price: $680,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit

Agent Comments

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