Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	49 Derring Lane Cheltenham, 3192

Indicative selling price

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

Single price	$1,295,000

Median sale price

Median price	$1,300,000	Property Type	HOUSE	Suburb	CHELTENHAM
Period - From	01-Jul-2025	to	30-Jun-2026	Source	Cotality

Comparable property sales

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	11 Derring Lane, Cheltenham	$1,280,000	07-Feb-2026
2	27b Follett Road, Cheltenham	$1,260,000	16-May-2026
3	29 Evergreen Circuit, Cheltenham	$1,270,000	27-Mar-2026

This statement of information was prepared on 14-Aug-2026 at 11:24:39 PM AEST