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 Pallisades Boulevard, Cheltenham VIC 3192

Indicative selling price

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

Single price $899,000

Median sale price

Median price $1,300,000 Property Type House Suburb Cheltenham

Period - From 18/01/2026 to 17/07/2026 Source Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
5/12 Barker St CHELTENHAM	$815,000	19/03/2026
51 Tennyson St HIGHETT	$875,000	25/02/2026
12/21 Reeve Ct CHELTENHAM	$900,000	02/02/2026

This Statement of Information was prepared on: 18/07/2026