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	30 Friendship Square, Cheltenham VIC 3192

Indicative selling price

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

Single price $1,230,000

Median sale price

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

Period - From 26/01/2026 to 25/07/2026 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
70 Evesham Rd CHELTENHAM	$1,200,000	20/04/2026
75 Albenca St CHELTENHAM	$1,270,000	13/04/2026
25 Jennifer St CHELTENHAM	$1,214,000	25/07/2026

This Statement of Information was prepared on: 27/07/2026