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	18B Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $970,000 & $1,050,000

Median sale price

Median price $1,015,000 Property Type Townhouse Suburb Cheltenham

Period - From 14/07/2025 to 13/07/2026 Source Property Data

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	8 Wesley Ct HIGHETT 3190	$1,025,000	09/04/2026
2	6/3 Gillman St CHELTENHAM 3192	$1,061,000	14/02/2026
3	3/18 Edsall St HIGHETT 3190	$991,100	05/02/2026

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: 14/07/2026 11:24

18B Jean Street, Cheltenham Vic 3192

JellisCraig

Sarah Gursansky
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3 2 2

Property Type: Townhouse

Indicative Selling Price
$970,000 - $1,050,000
Median Townhouse Price
14/07/2025 - 13/07/2026: $1,015,000

Comparable Properties



8 Wesley Ct HIGHETT 3190 (REI/VG)

3 2 1

Price: $1,025,000
Method: Private Sale
Date: 09/04/2026
Property Type: Townhouse (Res)
Land Size: 221 sqm approx

Agent Comments



6/3 Gillman St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,061,000
Method: Auction Sale
Date: 14/02/2026
Property Type: Townhouse (Res)

Agent Comments



3/18 Edsall St HIGHETT 3190 (REI/VG)

3 2 2

Price: $991,100
Method: Private Sale
Date: 05/02/2026
Property Type: Townhouse (Res)

Agent Comments

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