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	20 Elliott Street, Cheltenham VIC 3192

Indicative selling price

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

Single price $1,450,000

Median sale price

Median price $1,296,250 Property Type House Suburb Cheltenham

Period - From 02/03/2026 to 01/09/2026 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
31 Cobham Street Cheltenham VIC 3192	$1,462,000	08/08/2026
44 Devon Street Cheltenham VIC 3192	$1,410,000	05/08/2026
69 Benkel Avenue Cheltenham VIC 3192	$1,450,000	11/08/2026

This Statement of Information was prepared on: 03/09/2026