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 Tintern Mews, Cheltenham Vic 3192

Indicative selling price

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

Range between $870,000 & $950,000

Median sale price

Median price $1,245,000 Property Type House Suburb Cheltenham

Period - From 01/04/2024 to 31/03/2025 Source REIV

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	6/50 Barilla Rd MOORABBIN 3189	$905,000	17/05/2025
2	5/1120-1122 Nepean Hwy HIGHETT 3190	$900,500	29/04/2025
3	1 Charnwood La CHELTENHAM 3192	$932,000	12/04/2025

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: 04/06/2025 16:42

25 Tintern Mews, Cheltenham Vic 3192



3 1.5 2

Property Type: House
Land Size: 293 sqm approx

Agent Comments

Indicative Selling Price
$870,000 - $950,000
Median House Price
Year ending March 2025: $1,245,000

Comparable Properties



6/50 Barilla Rd MOORABBIN 3189 (REI)

3 1 1

Price: $905,000
Method: Auction Sale
Date: 17/05/2025
Property Type: Unit
Land Size: 219 sqm approx

Agent Comments



5/1120-1122 Nepean Hwy HIGHETT 3190 (REI)

3 2 2

Price: $900,500
Method: Private Sale
Date: 29/04/2025
Property Type: Villa

Agent Comments



1 Charnwood La CHELTENHAM 3192 (REI)

3 1 2

Price: $932,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit

Agent Comments

Account - Belle Property Sandringham | P: 03 9521 9800 | F: 03 9521 9840

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