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	13 Erskine Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between $1,750,000 & $1,900,000

Median sale price

Median price $1,202,500 Property Type House Suburb Cheltenham

Period - From 29/04/2025 to 28/10/2025 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
28 Gillman Street Cheltenham VIC 3192	$1,760,000	19/08/2025
10 Parkside Street Beaumaris VIC 3193	$1,860,000	09/08/2025
3 Waller Court Cheltenham VIC 3192	$1,800,000	16/06/2025

This Statement of Information was prepared on: 29/10/2025