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	2/18 Wilson Street, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,090,000 & $1,190,000

Median sale price

Median price $970,000 Property Type Townhouse Suburb Cheltenham

Period - From 05/11/2024 to 04/11/2025 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	8/121 Park Rd CHELTENHAM 3192	$1,150,000	06/09/2025
2	6/7 Tulip Gr CHELTENHAM 3192	$1,160,000	13/09/2025
3	18b Norland St CHELTENHAM 3192	$1,295,000	14/06/2025

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: 05/11/2025 16:20

2/18 Wilson Street, Cheltenham Vic 3192



3 2 2

Rooms: 6
Property Type: Townhouse
Land Size: 265 sqm approx

Agent Comments

Indicative Selling Price
$1,090,000 - $1,190,000
Median Townhouse Price
05/11/2024 - 04/11/2025: $970,000

Tucked away for perfect privacy yet just a short stroll from everything you need, this unique three-bedroom, two-bathroom rear residence sets a new benchmark for single-level design with its innovative split-level, dual-suite layout.Perfect for those seeking a sophisticated downsize or an impressive start, this architect-designed home combines style and practicality. A luxurious front master suite (with fully tiled ensuite and walk-in robe) delivers 5-star comfort, while a second private suite sits in its own rear wing beside a spa bathroom.

Comparable Properties



8/121 Park Rd CHELTENHAM 3192 (REI)

3 2 2

Price: $1,150,000
Method: Auction Sale
Date: 06/09/2025
Property Type: Townhouse (Res)

Agent Comments



6/7 Tulip Gr CHELTENHAM 3192 (REI)

3 2 2

Price: $1,160,000
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Agent Comments



18b Norland St CHELTENHAM 3192 (REI/VG)

3 2 2

Price: $1,295,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)
Land Size: 302 sqm approx

Agent Comments

Account - Hodges | P: 03 9598 1111 | F: 03 9598 5598

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