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	5 MACAO COURT CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,400,000	&	$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,221,000	Property type	House	Suburb	Cheltenham
Period-from	01 Nov 2024	to	31 Oct 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 6 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
6 IVY STREET CHELTENHAM VIC 3192	$1,540,000	30-Aug-25
7 JACARANDA AVENUE CHELTENHAM VIC 3192	$1,460,000	30-Jul-25
35 WILSON STREET CHELTENHAM VIC 3192	$1,406,000	25-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 11 November 2025

Tanja Neven-Jones
P 95855667
M 0408664429
E tanjanevenjones@jelliscraig.com.au



6 IVY STREET CHELTENHAM VIC 3192

3 2 4

Sold Price **$1,540,000** Sold Date **30-Aug-25**

Distance **0.65km**



7 JACARANDA AVENUE CHELTENHAM VIC 3192

3 2 2

Sold Price RS **$1,460,000** Sold Date **30-Jul-25**

Distance **0.84km**



35 WILSON STREET CHELTENHAM VIC 3192

4 2 -

Sold Price RS **$1,406,000** Sold Date **25-Oct-25**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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