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	21 Mernda Avenue, Cheltenham VIC 3192

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,221,000 Property Type House Suburb Cheltenham

Period - From 11/05/2025 to 10/11/2025 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
9 Correa Avenue Cheltenham VIC 3192	$1,294,000	07/10/2025
13 Luxmoore Street Cheltenham VIC 3192	$1,343,000	21/06/2025
29 Clyde Street Highett VIC 3190	$1,400,000	27/05/2025

This Statement of Information was prepared on: 12/11/2025