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	7 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	$1,175,000	&	$1,275,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,250,000	Property type	House	Suburb	Cheltenham
Period-from	01 Dec 2024	to	30 Nov 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.

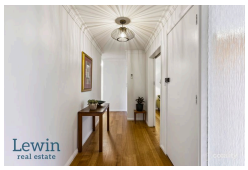
Address of comparable property	Price	Date of sale
5 AVALON COURT CHELTENHAM VIC 3192	$1,260,000	25-Oct-25
2 BYRNE COURT CHELTENHAM VIC 3192	$1,125,000	30-Jul-25
60 HERALD STREET CHELTENHAM VIC 3192	$1,250,000	22-Nov-25

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: 10 December 2025

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5 AVALON COURT CHELTENHAM VIC 3192

2 1 2

Sold Price **$1,260,000** Sold Date **25-Oct-25**

Distance **0.49km**



2 BYRNE COURT CHELTENHAM VIC 3192

3 1 1

Sold Price **$1,125,000** Sold Date **30-Jul-25**

Distance **0.24km**



60 HERALD STREET CHELTENHAM VIC 3192

3 1 2

Sold Price RS **$1,250,000** Sold Date **22-Nov-25**

Distance **0.36km**

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

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