

# 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

23b Wingrove Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000 & \$1,320,000

### Median sale price

Median price \$1,028,500 Property Type Townhouse Suburb Cheltenham

Period - From 16/04/2025 to 15/04/2026 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	6a Cooma St MOORABBIN 3189	\$1,380,000	19/03/2026
2	88a Bernard St CHELTENHAM 3192	\$1,320,000	14/03/2026
3	22B Mount View Rd HIGHETT 3190	\$1,360,000	27/02/2026

**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: 16/04/2026 09:45

Jackson Jacotine

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**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median Townhouse Price**

16/04/2025 - 15/04/2026: \$1,028,500



 4  3  2

**Property Type:** Townhouse

## Comparable Properties



**6a Cooma St MOORABBIN 3189 (REI)**

[Agent Comments](#)

 4  2  2

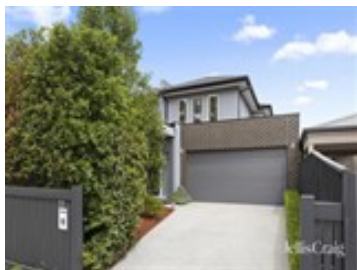
**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 19/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx



**88a Bernard St CHELTENHAM 3192 (REI)**

[Agent Comments](#)

 4  3  2

**Price:** \$1,320,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** Townhouse (Res)



**22B Mount View Rd HIGGETT 3190 (REI)**

[Agent Comments](#)

 4  2  2

**Price:** \$1,360,000

**Method:** Sold Before Auction

**Date:** 27/02/2026

**Property Type:** Townhouse (Res)

**Land Size:** 329 sqm approx

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604