

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

5/34 Jean Street, Cheltenham Vic 3192

Indicative selling price

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

Single price

\$850,000

Median sale price

Median price

\$1,020,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

03/08/2025

to

02/08/2026

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	44 Primrose Av CHELTENHAM 3192	\$850,000	31/07/2026
2			
3			

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:

03/08/2026 16:44



4 2 2

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$850,000
Median Townhouse Price
03/08/2025 - 02/08/2026: \$1,020,000

Comparable Properties



44 Primrose Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$850,000
Method: Private Sale
Date: 31/07/2026
Property Type: Townhouse (Single)

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.