

## 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

26B BRAMPTON STREET 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	\$700,000	&	\$750,000
--------------	--	---------------------	-----------	---	-----------

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$690,000	Property type	Unit	Suburb	Cheltenham
Period-from	01 Jan 2025	to	31 Dec 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
5/126-128 ARGUS STREET CHELTENHAM VIC 3192	\$750,000	15-Sep-25
1/36 HERALD STREET CHELTENHAM VIC 3192	\$737,000	22-Nov-25
2/17 KAYDEN STREET CHELTENHAM VIC 3192	\$740,000	23-Aug-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: 27 January 2026

Michelle Hart  
P 0430513912  
M 0430513912  
E [michelle.hart@obrienrealestate.com.au](mailto:michelle.hart@obrienrealestate.com.au)



**5/126-128 ARGUS STREET  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

**\$750,000** Sold Date **15-Sep-25**

Distance **0.67km**



**1/36 HERALD STREET  
CHELTENHAM VIC 3192**

 2  1  2

Sold Price

**\$737,000** Sold Date **22-Nov-25**

Distance **0.46km**



**2/17 KAYDEN STREET  
CHELTENHAM VIC 3192**

 2  1  1

Sold Price

**\$740,000** Sold Date **23-Aug-25**

Distance **0.99km**

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

**DISCLAIMER** The Cottality Data provided in this publication is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice.

While Cottality uses commercially reasonable efforts to ensure the Cottality Data is current, Cottality does not warrant the accuracy, currency or completeness of the Cottality Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the Cottality Data.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2026. RP Data Pty Ltd trading as Cottality (Cottality). All rights reserved. No reproduction, distribution, or transmission of the copyrighted materials is permitted. The information is deemed reliable but not guaranteed.