

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

4 WILLOW AVENUE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Cheltenham

Period-from

01 Feb 2025

to

31 Jan 2026

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

14 ALLNUTT PARADE CHELTENHAM VIC 3192	\$1,197,000	27-Nov-25
131 CENTRE DANDENONG ROAD CHELTENHAM VIC 3192	\$1,245,000	05-Aug-25
105 WARRIGAL ROAD MENTONE VIC 3194	\$1,180,000	07-Oct-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: 04 February 2026



**14 ALLNUTT PARADE
CHELTENHAM VIC 3192**

 3  2  2

Sold Price **\$1,197,000** Sold Date **27-Nov-25**

Distance **0.43km**



**131 CENTRE DANDENONG ROAD
CHELTENHAM VIC 3192**

 3  2  4

Sold Price **\$1,245,000** Sold Date **05-Aug-25**

Distance **0.75km**



**105 WARRIGAL ROAD MENTONE
VIC 3194**

 3  2  2

Sold Price **\$1,180,000** Sold Date **07-Oct-25**

Distance **1.34km**

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

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