

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

Range between \$960,000 & \$1,020,000

Median sale price

Median price \$1,020,000 Property Type Townhouse Suburb Cheltenham

Period - From 24/03/2025 to 23/03/2026 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	3/18 Edsall St HIGHETT 3190	\$991,100	05/02/2026
2	1/5 Jellicoe St CHELTENHAM 3192	\$960,000	03/12/2025
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: 24/03/2026 12:02



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 2
 2

Property Type: Townhouse (Res)
 Agent Comments

Indicative Selling Price
 \$960,000 - \$1,020,000
Median Townhouse Price
 24/03/2025 - 23/03/2026: \$1,020,000

Comparable Properties



3/18 Edsall St HIGHETT 3190 (REI/VG)

Agent Comments

3
 2
 2

Price: \$991,100
Method: Private Sale
Date: 05/02/2026
Property Type: Townhouse (Res)



1/5 Jellicoe St CHELTENHAM 3192 (VG)

Agent Comments

3
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Price: \$960,000
Method: Sale
Date: 03/12/2025
Property Type: Flat/Unit/Apartment (Res)

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.

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