

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

3a Alden Court, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,290,000 & \$1,350,000

Median sale price

Median price \$1,060,000 Property Type Townhouse Suburb Cheltenham

Period - From 04/05/2025 to 03/05/2026 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	17B Parkin Av CHELTENHAM 3192	\$1,320,000	24/04/2026
2	20b Mcivor St CHELTENHAM 3192	\$1,350,000	10/04/2026
3	15A Alden Ct CHELTENHAM 3192	\$1,325,000	03/03/2026

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:

04/05/2026 13:59



4 2.5 2

Property Type: Townhouse
Land Size: 311 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,290,000 - \$1,350,000
Median Townhouse Price
 04/05/2025 - 03/05/2026: \$1,060,000

Comparable Properties



17B Parkin Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,320,000
Method: Private Sale
Date: 24/04/2026
Property Type: Townhouse (Single)
Land Size: 300 sqm approx



20b Mcivor St CHELTENHAM 3192 (REI)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Private Sale
Date: 10/04/2026
Property Type: Townhouse (Single)



15A Alden Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

4 3 2

Price: \$1,325,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: Townhouse (Res)
Land Size: 396 sqm approx

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