

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

2 MENA 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,287,000

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

77 DEVON STREET CHELTENHAM VIC 3192	\$1,150,000	27-Nov-25
36 ROSEWARNE AVENUE CHELTENHAM VIC 3192	\$1,100,000	16-Nov-25
15 MENA AVENUE CHELTENHAM VIC 3192	\$1,175,000	04-Feb-26

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 February 2026



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**77 DEVON STREET CHELTENHAM
VIC 3192**

3 1 1

Sold Price

\$1,150,000

Sold Date

27-Nov-25

Distance

0.19km



**36 ROSEWARNE AVENUE
CHELTENHAM VIC 3192**

3 1 2

Sold Price

\$1,100,000

Sold Date

16-Nov-25

Distance

1.71km



**15 MENA AVENUE CHELTENHAM
VIC 3192**

4 2 3

Sold Price

^{RS} **\$1,175,000**

Sold Date

04-Feb-26

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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