

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

21 Monterey Drive, Cheltenham VIC 3192

Indicative selling price

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

Range between

\$830,000

&

\$860,000

Median sale price

Median price

\$1,296,250

Property Type

House

Suburb

Cheltenham

Period - From

26/02/2026

to

25/08/2026

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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
25 Pallisades Boulevard Cheltenham VIC 3192	\$890,000	23/07/2026
10 Abbington Avenue Cheltenham VIC 3192	\$831,250	19/03/2026
19 Bellevue Road	\$845,000	02/05/2026

This Statement of Information was prepared on:

26/08/2026