

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 26b Luxmoore Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,850,000 & \$1,900,000

Median sale price

Median price \$1,019,250 Property Type Townhouse Suburb Cheltenham

Period - From 01/06/2025 to 31/05/2026 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	8b Green Pde SANDRINGHAM 3191	\$1,950,000	15/03/2026
2	13a Woff St BEAUMARIS 3193	\$1,900,000	09/03/2026
3	12B Green Pde SANDRINGHAM 3191	\$1,895,000	28/02/2026

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: 01/06/2026 15:24



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Property Type:
Land Size: 376 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$1,900,000
Median Townhouse Price
01/06/2025 - 31/05/2026: \$1,019,250

Comparable Properties



8b Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,950,000
Method: Private Sale
Date: 15/03/2026
Property Type: Townhouse (Single)
Land Size: 310 sqm approx



13a Woff St BEAUMARIS 3193 (REI)

Agent Comments

4 3 2

Price: \$1,900,000
Method: Private Sale
Date: 09/03/2026
Property Type: Townhouse (Res)



12B Green Pde SANDRINGHAM 3191 (REI)

Agent Comments

4 3 2

Price: \$1,895,000
Method: Private Sale
Date: 28/02/2026
Property Type: Townhouse (Res)
Land Size: 357 sqm approx

Account - Flare Real Estate | P: 03 9533 0999 | F: 03 9533 0900