

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 Joami Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,350,000 & \$1,485,000

Median sale price

Median price \$1,317,500 Property Type House Suburb Cheltenham

Period - From 01/10/2025 to 31/12/2025 Source REIV

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	34 Fairview Av CHELTENHAM 3192	\$1,285,000	19/02/2026
2	60 Herald St CHELTENHAM 3192	\$1,250,000	22/11/2025
3	4 Warren Rd CHELTENHAM 3192	\$1,570,000	05/11/2025

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:

01/04/2026 21:23



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Property Type: House
Land Size: 674 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000 - \$1,485,000
Median House Price
 December quarter 2025: \$1,317,500

Comparable Properties



34 Fairview Av CHELTENHAM 3192 (REI)

Agent Comments

4 1 2

Price: \$1,285,000
Method: Sold Before Auction
Date: 19/02/2026
Property Type: House (Res)
Land Size: 649 sqm approx



60 Herald St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$1,250,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 697 sqm approx



4 Warren Rd CHELTENHAM 3192 (VG)

Agent Comments

2 - -

Price: \$1,570,000
Method: Sale
Date: 05/11/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Account - Ray White - The Bayside Group | P: 03 9584 8288