

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

6 Deanswood Court, Cheltenham VIC 3192

Indicative selling price

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

Single price

\$1,075,000

Median sale price

Median price

\$1,292,550

Property Type

House

Suburb

Cheltenham

Period - From

15/11/2025

to

14/05/2026

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
37 Nancy Street Cheltenham VIC 3192	\$1,025,000	28/02/2026
58 Voltri Street Mentone VIC 3194	\$1,023,000	09/04/2026
96 Centre Dandenong Road Cheltenham VIC 3192	\$1,056,000	18/12/2025

This Statement of Information was prepared on:

15/05/2026