

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

42 Ambrose Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$849,000 & \$920,000

Median sale price

Median price \$1,030,000 Property Type Townhouse Suburb Cheltenham

Period - From 28/08/2025 to 27/08/2026 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	1 Tintern Mews CHELTENHAM 3192	\$890,000	28/07/2026
2	12/11-15 Garfield St CHELTENHAM 3192	\$917,000	03/06/2026
3			

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: 28/08/2026 12:35



 3  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$849,000 - \$920,000

Median Townhouse Price

28/08/2025 - 27/08/2026: \$1,030,000

Comparable Properties



1 Tintern Mews CHELTENHAM 3192 (REI/VG)

Agent Comments

 3  1  2

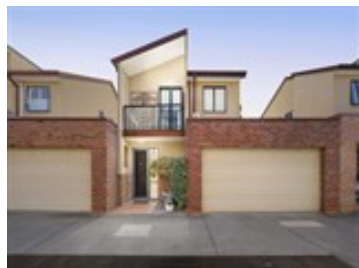
Price: \$890,000

Method: Private Sale

Date: 28/07/2026

Property Type: Townhouse (Single)

Land Size: 303 sqm approx



12/11-15 Garfield St CHELTENHAM 3192 (REI)

Agent Comments

 3  2  2

Price: \$917,000

Method: Private Sale

Date: 03/06/2026

Property Type: Townhouse (Single)

Land Size: 158 sqm approx

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.

Account - Hodges | P: 03 95846500 | F: 03 95848216



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