

## 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 GARFIELD STREET CHELTENHAM VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 May 2025

to

30 Apr 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 6 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

1/5 JELLICOE STREET CHELTENHAM VIC 3192	\$960,000	03-Dec-25
3/18 EDSALL STREET HIGHETT VIC 3190	\$991,100	05-Feb-26
12/21 REEVE COURT CHELTENHAM VIC 3192	\$900,000	05-Feb-26

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 6 months.~~

This Statement of Information was prepared on: 07 May 2026


**1/5 JELLCOE STREET  
CHELTENHAM VIC 3192**
 3   
  2   
  2

 Sold Price    **\$960,000**    Sold Date    **03-Dec-25**

 Distance    **0.43km**

**3/18 EDSALL STREET HIGHETT VIC 3190**
 3   
  2   
  1

 Sold Price    **\$991,100**    Sold Date    **05-Feb-26**

 Distance    **0.54km**

**12/21 REEVE COURT CHELTENHAM VIC 3192**
 3   
  2   
  2

 Sold Price    <sup>RS</sup> **\$900,000**    Sold Date    **05-Feb-26**

 Distance    **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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