

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

1/3 GILLMAN STREET CHELTENHAM VIC 3192

Indicative selling price

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

Single Price

or range
between

\$925,000

&

\$975,000

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 JELICOE STREET CHELTENHAM VIC 3192	\$960,000	03-Dec-25
116 OAK AVENUE MENTONE VIC 3194	\$980,000	19-Dec-25
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: 11 May 2026

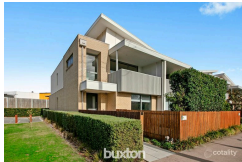


**1/5 JELLCOE STREET
CHELTENHAM VIC 3192**

3 2 2

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

Distance **1.21km**



**116 OAK AVENUE MENTONE VIC
3194**

3 2 1

Sold Price **\$980,000** Sold Date **19-Dec-25**

Distance **1.44km**



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

3 2 2

Sold Price ^{RS} **\$900,000** Sold Date **05-Feb-26**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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