

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 FRIENDSHIP SQUARE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,290,000

Property type

House

Suburb

Cheltenham

Period-from

01 Apr 2025

to

31 Mar 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

4/60 WILSON STREET CHELTENHAM VIC 3192	\$1,085,000	28-Mar-26
1/19 SUNRAY AVENUE CHELTENHAM VIC 3192	\$1,060,000	22-Nov-25
1/25 WEDD STREET CHELTENHAM VIC 3192	\$1,110,000	28-Mar-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: 08 April 2026



4/60 WILSON STREET CHELTENHAM VIC 3192

3 2 2

Sold Price ^{RS} **\$1,085,000** Sold Date **28-Mar-26**

Distance **0.47km**



1/19 SUNRAY AVENUE CHELTENHAM VIC 3192

3 2 1

Sold Price **\$1,060,000** Sold Date **22-Nov-25**

Distance **0.49km**



1/25 WEDD STREET CHELTENHAM VIC 3192

3 2 2

Sold Price ^{RS} **\$1,110,000** Sold Date **28-Mar-26**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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