

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

11a Norma Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,250,000

&

\$1,325,000

Median sale price

Median price

\$1,037,000

Property Type

Townhouse

Suburb

Cheltenham

Period - From

31/03/2025

to

30/03/2026

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	88a Bernard St CHELTENHAM 3192	\$1,320,000	14/03/2026
2	15A Alden Ct CHELTENHAM 3192	\$1,325,000	03/03/2026
3	11 Derring La CHELTENHAM 3192	\$1,280,000	07/02/2026

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:

31/03/2026 11:47



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Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,325,000
Median Townhouse Price
31/03/2025 - 30/03/2026: \$1,037,000

Comparable Properties



88a Bernard St CHELTENHAM 3192 (REI)

Agent Comments

4 3 2

Price: \$1,320,000
Method: Auction Sale
Date: 14/03/2026
Property Type: Townhouse (Res)



15A Alden Ct CHELTENHAM 3192 (REI)

Agent Comments

4 3 2

Price: \$1,325,000
Method: Sold Before Auction
Date: 03/03/2026
Property Type: Townhouse (Res)
Land Size: 396 sqm approx



11 Derring La CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,280,000
Method: Auction Sale
Date: 07/02/2026
Property Type: Townhouse (Res)

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