

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

19 Bellevue Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$775,000

&

\$850,000

Median sale price

Median price

\$1,305,700

Property Type

House

Suburb

Cheltenham

Period - From

01/04/2025

to

31/03/2026

Source

REIV

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	57 Charlton Av CHELTENHAM 3192	\$770,000	21/01/2026
2			
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:

14/04/2026 13:13



2 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$775,000 - \$850,000
Median House Price
Year ending March 2026: \$1,305,700

Comparable Properties



57 Charlton Av CHELTENHAM 3192 (REI)

Agent Comments

2 2 1

Price: \$770,000
Method: Private Sale
Date: 21/01/2026
Property Type: Townhouse (Single)
Land Size: 135 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.

