

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

2/26 Tulip Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$730,000

&

\$800,000

Median sale price

Median price

\$787,500

Property Type

Unit

Suburb

Cheltenham

Period - From

01/07/2025

to

30/06/2026

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	3/26 Tulip Gr CHELTENHAM 3192	\$790,000	20/06/2026
2	4/3 Barker St CHELTENHAM 3192	\$730,000	18/04/2026
3	4/32-34 Flinders St MENTONE 3194	\$780,000	21/02/2026

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:

31/07/2026 11:19

Jerry Yeghichian

1300117907

0403 042 227

jerry@elevennorth.com.au

Indicative Selling Price

\$730,000 - \$800,000

Median Unit Price

Year ending June 2026: \$787,500



2 1 1

Property Type: Unit

Agent Comments

Comparable Properties



3/26 Tulip Gr CHELTENHAM 3192 (REI)

Agent Comments

2 1 1

Price: \$790,000

Method: Auction Sale

Date: 20/06/2026

Property Type: Unit



4/3 Barker St CHELTENHAM 3192 (REI/VG)

Agent Comments

2 1 2

Price: \$730,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit



4/32-34 Flinders St MENTONE 3194 (REI)

Agent Comments

2 1 1

Price: \$780,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit

Account - Eleven North | P: 1300 353 836