

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

2/3 Barker Street, Cheltenham Vic 3192

Indicative selling price

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

Range between \$640,000

&

\$685,000

Median sale price

Median price \$750,000

Property Type Unit

Suburb Cheltenham

Period - From 01/01/2026

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	25/11 Hannah St CHELTENHAM 3192	\$730,000	20/05/2026
2	4/126-128 Argus St CHELTENHAM 3192	\$728,000	02/05/2026
3	4/3 Barker St CHELTENHAM 3192	\$730,000	18/04/2026

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:

21/05/2026 11:00



2 1 1

Property Type: Villa

Indicative Selling Price

\$640,000 - \$685,000

Median Unit Price

March quarter 2026: \$750,000

Comparable Properties



25/11 Hannah St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$730,000

Method: Sold Before Auction

Date: 20/05/2026

Property Type: Villa



4/126-128 Argus St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$728,000

Method: Auction Sale

Date: 02/05/2026

Property Type: Unit



4/3 Barker St CHELTENHAM 3192 (REI)

Agent Comments

2 1 2

Price: \$730,000

Method: Auction Sale

Date: 18/04/2026

Property Type: Unit

Account - Jellis Craig | P: 03 9194 1200