

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

2/94 Devon Street, Cheltenham Vic 3192

Indicative selling price

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

Single price \$950,000

Median sale price

Median price \$1,028,500

Property Type Townhouse

Suburb Cheltenham

Period - From 07/04/2025

to 06/04/2026

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	1/3 Bayliss St CHELTENHAM 3192	\$952,000	28/03/2026
2	4 Everest Dr CHELTENHAM 3192	\$930,000	28/03/2026
3	1/7 Stawell St MENTONE 3194	\$960,000	07/03/2026

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:

07/04/2026 13:36



3 1 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$950,000

Median Townhouse Price

07/04/2025 - 06/04/2026: \$1,028,500

Comparable Properties



1/3 Bayliss St CHELTENHAM 3192 (REI)

Agent Comments

3 1 1

Price: \$952,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 255 sqm approx



4 Everest Dr CHELTENHAM 3192 (REI)

Agent Comments

3 1 2

Price: \$930,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Unit

Land Size: 347 sqm approx



1/7 Stawell St MENTONE 3194 (REI/VG)

Agent Comments

2 1 2

Price: \$960,000

Method: Private Sale

Date: 07/03/2026

Property Type: Unit

Account - Hodges | P: 03 95846500 | F: 03 95848216