

# 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

23b Wingrove Street, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,020,000 Property Type Townhouse Suburb Cheltenham

Period - From 24/03/2025 to 23/03/2026 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 | 6a Cooma St MOORABBIN 3189     | \$1,380,000 | 19/03/2026   |
| 2 | 88a Bernard St CHELTENHAM 3192 | \$1,320,000 | 14/03/2026   |
| 3 | 6b Bruthen St MOORABBIN 3189   | \$1,335,000 | 25/10/2025   |

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:

24/03/2026 09:39

Jackson Jacotine

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Townhouse Price**

24/03/2025 - 23/03/2026: \$1,020,000



4 3 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**6a Cooma St MOORABBIN 3189 (REI)**

Agent Comments

4 2 2

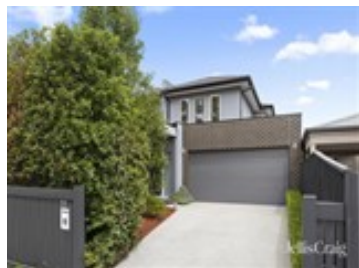
**Price:** \$1,380,000

**Method:** Auction Sale

**Date:** 19/03/2026

**Property Type:** Townhouse (Res)

**Land Size:** 300 sqm approx



**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)



**6b Bruthen St MOORABBIN 3189 (REI)**

Agent Comments

4 3 2

**Price:** \$1,335,000

**Method:** Auction Sale

**Date:** 25/10/2025

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 9593 4500 | F: 03 9557 7604