

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

24 CHARLES STREET CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,600,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,294,500

Property type

House

Suburb

Cheltenham

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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

7 BOOKER STREET CHELTENHAM VIC 3192	-	13-Jun-26
11 WINSOME STREET MENTONE VIC 3194	\$1,680,000	02-Apr-26
11 ANDERSON COURT MENTONE VIC 3194	\$1,680,000	21-Mar-26

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 6 months.~~

This Statement of Information was prepared on: 17 June 2026


**7 BOOKER STREET CHELTENHAM
VIC 3192**

Sold Price

RS - UN

Sold Date **13-Jun-26**
 4  3  2

Distance **0.12km**

**11 WINSOME STREET MENTONE
VIC 3194**

Sold Price

\$1,680,000

Sold Date **02-Apr-26**
 2  2  2

Distance **0.34km**

**11 ANDERSON COURT MENTONE
VIC 3194**

Sold Price

Sold Date **21-Mar-26**
 3  2  2

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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