

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

25b Heather Grove, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$950,000

&

\$1,025,000

Median sale price

Median price

\$1,325,000

Property Type

House

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	122 Chesterville Rd CHELTENHAM 3192	\$980,800	20/05/2026
2	25 Lorna St CHELTENHAM 3192	\$1,010,000	12/05/2026
3	13 Bernard St CHELTENHAM 3192	\$950,000	12/03/2026

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:

27/08/2026 17:54

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Indicative Selling Price

\$950,000 - \$1,025,000

Median House Price

Year ending June 2026: \$1,325,000



4 1.5 2

Property Type: House

Land Size: 578 sqm approx

Agent Comments

Comparable Properties



122 Chesterville Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 2

Price: \$980,800

Method: Sold Before Auction

Date: 20/05/2026

Property Type: House (Res)

Land Size: 535 sqm approx

25 Lorna St CHELTENHAM 3192 (VG)

Agent Comments

4 - -

Price: \$1,010,000

Method: Sale

Date: 12/05/2026

Property Type: House (Res)

Land Size: 558 sqm approx



13 Bernard St CHELTENHAM 3192 (REI/VG)

Agent Comments

3 1 1

Price: \$950,000

Method: Sold Before Auction

Date: 12/03/2026

Property Type: House (Res)

Land Size: 625 sqm approx

Account - Lynchs Real Estate | P: 03 9555 1911