

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

26 Correa Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,292,500

Property Type House

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	40a Matthieson St HIGHETT 3190	\$1,280,000	06/03/2026
2	30 Abbington Av CHELTENHAM 3192	\$1,315,000	11/02/2026
3	1/7 Tulip Gr CHELTENHAM 3192	\$1,215,000	09/02/2026

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:

05/05/2026 16:36



3 2 2

Property Type: House
Land Size: 286 sqm approx
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,300,000
Median House Price
 March quarter 2026: \$1,292,500

Comparable Properties



40a Matthieson St HIGHETT 3190 (REI)

Agent Comments

4 3 2

Price: \$1,280,000
Method: Private Sale
Date: 06/03/2026
Property Type: House (Res)
Land Size: 260 sqm approx



30 Abbington Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,315,000
Method: Sold Before Auction
Date: 11/02/2026
Property Type: Townhouse (Res)
Land Size: 224 sqm approx



1/7 Tulip Gr CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 1

Price: \$1,215,000
Method: Private Sale
Date: 09/02/2026
Property Type: Townhouse (Single)
Land Size: 206 sqm approx

Account - Marshall White | P: 03 9822 9999