

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

27 Mernda Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,305,700

Property Type House

Suburb Cheltenham

Period - From 01/04/2025

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	9 Hamer St MOORABBIN 3189	\$1,366,000	18/04/2026
2	14 Wimmera St MOORABBIN 3189	\$1,350,000	25/03/2026
3	1 Jedda Ct CHELTENHAM 3192	\$1,395,000	29/01/2026

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:

13/05/2026 11:31



4 1.5 2+

Rooms: 6
Property Type: House (Res)
Land Size: 628 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
Year ending March 2026: \$1,305,700

Comparable Properties



9 Hamer St MOORABBIN 3189 (REI)

Agent Comments

4 2 2

Price: \$1,366,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)



14 Wimmera St MOORABBIN 3189 (REI)

Agent Comments

4 2 2

Price: \$1,350,000
Method: Private Sale
Date: 25/03/2026
Property Type: House
Land Size: 539 sqm approx



1 Jedda Ct CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$1,395,000
Method: Auction Sale
Date: 29/01/2026
Property Type: House (Res)
Land Size: 554 sqm approx

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