

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

30 Lavender Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$1,060,500 Property Type Townhouse Suburb Cheltenham

Period - From 29/04/2025 to 28/04/2026 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	36 Primrose Av CHELTENHAM 3192	\$920,000	17/04/2026
2	29 Mulberry Av CHELTENHAM 3192	\$890,000	25/11/2025
3	76 Central Park Wlk CHELTENHAM 3192	\$781,000	31/10/2025

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:

29/04/2026 09:43



3 2 2

Property Type: Townhouse

Land Size: 154 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$750,000

Median Townhouse Price

29/04/2025 - 28/04/2026: \$1,060,500

Comparable Properties



36 Primrose Av CHELTENHAM 3192 (REI)

Agent Comments

3 2 1

Price: \$920,000

Method: Sold Before Auction

Date: 17/04/2026

Property Type: Townhouse (Res)

Land Size: 171 sqm approx



29 Mulberry Av CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000

Method: Private Sale

Date: 25/11/2025

Property Type: Townhouse (Single)

Land Size: 174 sqm approx



76 Central Park Wlk CHELTENHAM 3192 (REI/VG)

Agent Comments

3 2 1

Price: \$781,000

Method: Private Sale

Date: 31/10/2025

Property Type: Townhouse (Single)

Land Size: 67 sqm approx

Account - VICPROP | P: 03 8888 1011