

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

33 Eunice Drive, Cheltenham Vic 3192

Indicative selling price

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

Range between \$930,000 & \$1,020,000

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	76 Bernard St CHELTENHAM 3192	\$975,000	16/05/2026
2	326 Warrigal Rd CHELTENHAM 3192	\$950,000	24/03/2026
3	10 Snowdon Dr CHELTENHAM 3192	\$990,000	21/01/2026

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:

03/06/2026 15:03

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3 1 2

Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$930,000 - \$1,020,000
Median House Price
Year ending March 2026: \$1,305,700

Comparable Properties



76 Bernard St CHELTENHAM 3192 (REI)

[Agent Comments](#)

3 1 1

Price: \$975,000
Method: Auction Sale
Date: 16/05/2026
Property Type: House (Res)



326 Warrigal Rd CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$950,000
Method: Private Sale
Date: 24/03/2026
Property Type: House
Land Size: 537 sqm approx



10 Snowdon Dr CHELTENHAM 3192 (REI)

[Agent Comments](#)

4 2 2

Price: \$990,000
Method: Private Sale
Date: 21/01/2026
Property Type: House
Land Size: 679 sqm approx

Account - Eleven North | P: 1300 353 836