

# 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

4 Marlene Court, Cheltenham VIC 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,291,000

Property Type

House

Suburb

Cheltenham

Period - From

02/10/2025

to

01/04/2026

Source

Cotality™

### 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 agents representative considers to be most comparable to the property for sale

| Address of comparable property        | Price       | Date of sale |
|---------------------------------------|-------------|--------------|
| 2 Dianne Court Cheltenham VIC 3192    | \$1,665,000 | 28/02/2026   |
| 5 Macao Court Cheltenham VIC 3192     | \$1,605,000 | 06/12/2025   |
| 10 Tiffany Avenue Cheltenham VIC 3192 | \$1,475,000 | 30/10/2025   |

This Statement of Information was prepared on:

02/04/2026