

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

54 Weatherall Road, Cheltenham Vic 3192

Indicative selling price

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

Range between

\$1,550,000

&

\$1,690,000

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	63 Park Rd CHELTENHAM 3192	\$1,480,000	27/02/2026
2	73 Weatherall Rd CHELTENHAM 3192	\$1,730,000	05/01/2026
3	16 Sinclair St CHELTENHAM 3192	\$1,630,000	15/11/2025

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:

07/05/2026 10:54



5 2 4

Property Type: House

Comparable Properties



63 Park Rd CHELTENHAM 3192 (REI/VG)

Agent Comments

4 3 2

Price: \$1,480,000

Method: Sold Before Auction

Date: 27/02/2026

Property Type: House (Res)

Land Size: 580 sqm approx



73 Weatherall Rd CHELTENHAM 3192 (REI)

Agent Comments

4 2 2

Price: \$1,730,000

Method: Sold Before Auction

Date: 05/01/2026

Property Type: House (Res)

Land Size: 534 sqm approx



16 Sinclair St CHELTENHAM 3192 (REI/VG)

Agent Comments

5 3 2

Price: \$1,630,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 620 sqm approx