

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

6 REGENT PARADE CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,292,550

Property type

House

Suburb

Cheltenham

Period-from

01 May 2025

to

30 Apr 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 6 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

6 TINTERN GROVE CHELTENHAM VIC 3192	\$1,535,000	09-May-26
3 BUTLER COURT CHELTENHAM VIC 3192	\$1,378,000	21-Mar-26
5 JOAMI STREET CHELTENHAM VIC 3192	\$1,520,000	09-Apr-26

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 6 months.~~

This Statement of Information was prepared on: 18 May 2026



6 TINTERN GROVE CHELTENHAM VIC 3192

 4  2  2

Sold Price ^{RS} **\$1,535,000** ^{UN} Sold Date **09-May-26**

Distance **0.77km**



3 BUTLER COURT CHELTENHAM VIC 3192

 4  2  2

Sold Price ^{RS} **\$1,378,000** ^{UN} Sold Date **21-Mar-26**

Distance **0.82km**



5 JOAMI STREET CHELTENHAM VIC 3192

 9  4  4

Sold Price **\$1,520,000** Sold Date **09-Apr-26**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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