

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 Stuart Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,100,000

&

\$1,190,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Cheltenham

Period - From 01/07/2025

to

30/06/2026

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	44a Worthing Rd MOORABBIN 3189	\$1,120,000	24/07/2026
2	16 Princess Av HIGHETT 3190	\$1,150,000	18/07/2026
3	2 Oaklands Ct HIGHETT 3190	\$1,100,000	29/04/2026

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:

06/08/2026 13:02

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3 2 3

Property Type: Townhouse

Indicative Selling Price
\$1,100,000 - \$1,190,000
Median House Price
Year ending June 2026: \$1,325,000

Comparable Properties



44a Worthing Rd MOORABBIN 3189 (REI)

Agent Comments

3 1 2

Price: \$1,120,000
Method: Private Sale
Date: 24/07/2026
Property Type: House
Land Size: 293 sqm approx



16 Princess Av HIGHETT 3190 (VG)

Agent Comments

3 - -

Price: \$1,150,000
Method: Sale
Date: 18/07/2026
Property Type: House (Res)
Land Size: 585 sqm approx



2 Oaklands Ct HIGHETT 3190 (REI)

Agent Comments

2 2 1

Price: \$1,100,000
Method: Private Sale
Date: 29/04/2026
Property Type: House (Res)