

# 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

20B Mcivor Street, Cheltenham Vic 3192

### Indicative selling price

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

Single price \$1,425,000

### Median sale price

Median price \$970,000

Property Type Townhouse

Suburb Cheltenham

Period - From 17/02/2025

to 16/02/2026

Source Property Data

### 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	20b Barker St CHELTENHAM 3192	\$1,365,000	31/01/2026
2	2/11 Turner Rd HIGHETT 3190	\$1,370,000	12/12/2025
3	13 Edsall St HIGHETT 3190	\$1,410,500	08/11/2025

**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:

17/02/2026 15:31

20B Mcivor Street, Cheltenham Vic 3192



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,425,000  
**Median Townhouse Price**  
17/02/2025 - 16/02/2026: \$970,000

## Comparable Properties



**20b Barker St CHELTENHAM 3192 (REI)**

Agent Comments



**Price:** \$1,365,000  
**Method:** Auction Sale  
**Date:** 31/01/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 272 sqm approx



**2/11 Turner Rd HIGHETT 3190 (REI/VG)**

Agent Comments



**Price:** \$1,370,000  
**Method:** Sold Before Auction  
**Date:** 12/12/2025  
**Property Type:** Townhouse (Single)



**13 Edsall St HIGHETT 3190 (REI)**

Agent Comments



**Price:** \$1,410,500  
**Method:** Sold Before Auction  
**Date:** 08/11/2025  
**Property Type:** House (Res)  
**Land Size:** 316 sqm approx

Account - Buxton



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