

## 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 DEANSWOOD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,287,000

Property type

House

Suburb

Cheltenham

Period-from

01 Feb 2025

to

31 Jan 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

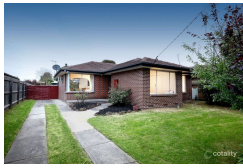
Date of sale

40 BEATRICE STREET CHELTENHAM VIC 3192	\$1,110,000	02-Feb-26
11 JELLS ROAD CHELTENHAM VIC 3192	\$1,180,000	15-Nov-25
27 LINCOLN DRIVE CHELTENHAM VIC 3192	\$1,220,000	07-Feb-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: 24 February 2026


**40 BEATRICE STREET  
CHELTENHAM VIC 3192**
 3  1  2

 Sold Price <sup>RS</sup> **\$1,110,000** Sold Date **02-Feb-26**

 Distance **1.34km**

**11 JELLS ROAD CHELTENHAM VIC  
3192**
 4  1  2

 Sold Price **\$1,180,000** Sold Date **15-Nov-25**

 Distance **0.88km**

**27 LINCOLN DRIVE CHELTENHAM  
VIC 3192**
 3  1  2

 Sold Price <sup>RS</sup> **\$1,220,000** Sold Date **07-Feb-26**

 Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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