

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

26 Pyingerra Crescent, Cheltenham Vic 3192

Indicative selling price

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

Range between \$1,950,000 & \$2,050,000

Median sale price

Median price \$1,317,500 Property Type House Suburb Cheltenham

Period - From 01/10/2025 to 31/12/2025 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	57 Haldane St BEAUMARIS 3193	\$2,200,000	13/12/2025
2	13 Erskine Av CHELTENHAM 3192	\$2,063,000	29/11/2025
3	11 Crawford St CHELTENHAM 3192	\$2,013,000	06/09/2025

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:

25/02/2026 07:29



5 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 662 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,950,000 - \$2,050,000
Median House Price
 December quarter 2025: \$1,317,500

Comparable Properties



57 Haldane St BEAUMARIS 3193 (REI/VG)

Agent Comments

3 3 2

Price: \$2,200,000
Method: Auction Sale
Date: 13/12/2025
Property Type: House (Res)
Land Size: 628 sqm approx



13 Erskine Av CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$2,063,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 590 sqm approx



11 Crawford St CHELTENHAM 3192 (REI/VG)

Agent Comments

4 2 2

Price: \$2,013,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 732 sqm approx