

## 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

88A BERNARD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### 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

187 WARRIGAL ROAD CHELTENHAM VIC 3192	\$1,160,000	16-Dec-25
11 DERRING LANE CHELTENHAM VIC 3192	\$1,280,000	07-Feb-26
34 CARNOUSTIE PARADE HEATHERTON VIC 3202	\$1,240,000	17-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


**187 WARRIGAL ROAD  
CHELTENHAM VIC 3192**
 4  3  2

 Sold Price **\$1,160,000** Sold Date **16-Dec-25**

 Distance **1.9km**

**11 DERRING LANE CHELTENHAM  
VIC 3192**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,280,000** <sup>UN</sup> Sold Date **07-Feb-26**

 Distance **1.75km**

**34 CARNOUSTIE PARADE  
HEATHERTON VIC 3202**
 4  3  2

 Sold Price <sup>RS</sup> **\$1,240,000** <sup>UN</sup> Sold Date **17-Feb-26**

 Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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