

## 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

3 IRENE 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

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,287,000

Property type

House

Suburb

Cheltenham

Period-from

01 Mar 2025

to

28 Feb 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

5 MACAO COURT CHELTENHAM VIC 3192	\$1,605,000	06-Dec-25
18 BARKER STREET CHELTENHAM VIC 3192	\$1,550,000	24-Dec-25
3 PIKE STREET CHELTENHAM VIC 3192	\$1,580,000	13-Dec-25

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: 02 March 2026


**5 MACAO COURT CHELTENHAM  
VIC 3192**
 4  2  2

Sold Price

**\$1,605,000**

 Sold Date **06-Dec-25**

Distance

**0.1km**

**18 BARKER STREET CHELTENHAM  
VIC 3192**
 3  2  2

Sold Price

**\$1,550,000**

 Sold Date **24-Dec-25**

Distance

**1.52km**

**3 PIKE STREET CHELTENHAM VIC  
3192**
 4  3  1

Sold Price

<sup>RS</sup> **\$1,580,000**

 Sold Date **13-Dec-25**

Distance

**1.23km**

RS = Recent sale

UN = Undisclosed Sale

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