

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

26b Luxmoore Street, Cheltenham VIC 3192

Indicative selling price

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

Range between

\$1,650,000

&

\$1,750,000

Median sale price

Median price

\$750,000

Property Type

Other

Suburb

Cheltenham

Period - From

03/09/2025

to

02/03/2026

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
19b Davie Av, Cheltenham Vic	\$1,725,000	20/09/2025
13a Munro Av, Cheltenham Vic	\$1,600,100	22/11/2025
12b Gilarth St, Highett Vic	\$1,670,000	03/10/2025

This Statement of Information was prepared on:

03/03/2026