

# 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

106/1a Tibrockney 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)

Range between

\$575,000

&

\$625,000

### Median sale price

Median price

\$750,000

Property Type

Unit

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
611/222 Bay Rd, Sandringham Vic	\$605,000	18/10/2025
509/220 Bay Rd, Sandringham Vic	\$620,000	20/10/2025
105/15 Major St, Highett Vic	\$610,000	04/10/2025

This Statement of Information was prepared on:

03/03/2026