

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

2/33 Jean 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 \$975,250 Property Type Townhouse Suburb Cheltenham

Period - From 03/03/2025 to 02/03/2026 Source Property Data

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	13a Tibrockney St HIGHETT 3190	\$1,680,000	20/11/2025
2	6a Sydney St CHELTENHAM 3192	\$1,745,000	25/10/2025
3	19b Davie Av CHELTENHAM 3192	\$1,725,000	20/09/2025

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: 03/03/2026 15:15



4 3 2

Rooms: 10
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,750,000
Median Townhouse Price
03/03/2025 - 02/03/2026: \$975,250

Comparable Properties



13a Tibrockney St HIGHETT 3190 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,680,000
Method: Private Sale
Date: 20/11/2025
Property Type: Townhouse (Single)
Land Size: 329 sqm approx



6a Sydney St CHELTENHAM 3192 (REI)

[Agent Comments](#)

4 2 2

Price: \$1,745,000
Method: Auction Sale
Date: 25/10/2025
Property Type: Townhouse (Res)



19b Davie Av CHELTENHAM 3192 (REI/VG)

[Agent Comments](#)

4 3 2

Price: \$1,725,000
Method: Auction Sale
Date: 20/09/2025
Property Type: Townhouse (Res)
Land Size: 310 sqm approx

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