

# 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

17 Dewrang 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 \$1,170,000 & \$1,270,000

### Median sale price

Median price \$1,317,500 Property Type House Suburb Cheltenham

Period - From 01/10/2025 to 31/12/2025 Source REIV

### 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	238 Warrigal Rd CHELTENHAM 3192	\$1,250,000	22/02/2026
2	1 Inverness PI HEATHERTON 3202	\$1,250,000	15/12/2025
3	48 Regent Pde CHELTENHAM 3192	\$1,200,000	30/10/2025

**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:

02/03/2026 10:08



4   2   2

**Rooms:** 6  
**Property Type:** House  
 Agent Comments

**Indicative Selling Price**  
 \$1,170,000 - \$1,270,000  
**Median House Price**  
 December quarter 2025: \$1,317,500

## Comparable Properties



**238 Warrigal Rd CHELTENHAM 3192 (REI)**

Agent Comments

4   3   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 22/02/2026  
**Property Type:** House  
**Land Size:** 579 sqm approx



**1 Inverness PI HEATHERTON 3202 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** House  
**Land Size:** 419 sqm approx



**48 Regent Pde CHELTENHAM 3192 (REI/VG)**

Agent Comments

4   1   2

**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 30/10/2025  
**Property Type:** House  
**Land Size:** 628 sqm approx

Account - Hodges | P: 03 95846500 | F: 03 95848216