

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

15 MENA AVENUE CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,270,000

Property type

House

Suburb

Cheltenham

Period-from

01 Feb 2025

to

31 Jan 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

1 SHELFORD COURT CHELTENHAM VIC 3192	\$1,250,000	29-Nov-25
77 DEVON STREET CHELTENHAM VIC 3192	\$1,150,000	27-Nov-25
18 SHIPSTON ROAD CHELTENHAM VIC 3192	\$1,290,000	03-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: 03 February 2026

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**1 SHELFORD COURT CHELTENHAM
VIC 3192**

Sold Price

\$1,250,000

Sold Date

29-Nov-25

 2

 1

 1

Distance

0.14km



**77 DEVON STREET CHELTENHAM
VIC 3192**

Sold Price

\$1,150,000

Sold Date

27-Nov-25

 3

 1

 1

Distance

0.17km



**18 SHIPSTON ROAD CHELTENHAM
VIC 3192**

Sold Price

^{RS} **\$1,290,000**

Sold Date

03-Dec-25

 4

 2

 2

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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