

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

4/2B HAUGHTON STREET 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 or range between \$490,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,300,000 Property type Business Suburb Cheltenham
Period-from 01 Jul 2025 to 30 Jun 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
118 CHARMAN ROAD MENTONE VIC 3194	\$515,000	03-Feb-26
157A PARK ROAD CHELTENHAM VIC 3192	\$530,000	10-Apr-26
5/15 FLORENCE STREET MENTONE VIC 3194	\$485,000	03-Mar-26

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.~~

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**118 CHARMAN ROAD MENTONE
VIC 3194**

Sold Price \$515,000 Sold Date 03-Feb-26



Distance 1.43km



**157A PARK ROAD CHELTENHAM
VIC 3192**

Sold Price \$530,000 Sold Date 10-Apr-26



Distance 1.52km



**5/15 FLORENCE STREET MENTONE
VIC 3194**

Sold Price \$485,000 Sold Date 03-Mar-26



Distance 1.11km

RS = Recent sale

UN = Undisclosed Sale

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