

# 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

25 Gilford Grove, 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

\$1,300,000

&

\$1,400,000

### Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Cheltenham

Period - From

08/01/2025

to

07/07/2025

Source

core\_logic

### 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
13 Luxmoore Street Cheltenham	\$1,343,000	07/06/2025
23 Irene Court Cheltenham	\$1,300,000	14/06/2025
6 Courtney Street Cheltenham	\$1,315,000	05/04/2025

This Statement of Information was prepared on:

08/07/2025