

# 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

18 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

\$1,600,000

&

\$1,700,000

### Median sale price

Median price

\$1,177,444

Property Type

House

Suburb

Cheltenham

Period - From

30/03/2025

to

29/09/2025

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 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
2 Shadwell Street Cheltenham VIC 3192	\$1,595,000	26/07/2025
1 Royalty Avenue Highett VIC 3190	\$1,676,000	02/09/2025
22 Evesham Road, Cheltenham, VIC 3192	\$1,670,000	10/09/2025

This Statement of Information was prepared on:

30/09/2025