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	75 Albenca Street, Cheltenham Vic 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,210,000 & $1,260,000

Median sale price

Median price $1,300,000 Property Type House Suburb Cheltenham

Period - From 01/01/2025 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	27 Lincoln Dr CHELTENHAM 3192	$1,220,000	07/02/2026
2	1 Shelford Ct CHELTENHAM 3192	$1,250,000	29/11/2025
3			

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: 07/04/2026 12:12

75 Albenca Street, Cheltenham Vic 3192



3 1 4

Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments

Indicative Selling Price
$1,210,000 - $1,260,000
Median House Price
Year ending December 2025: $1,300,000

Comparable Properties



27 Lincoln Dr CHELTENHAM 3192 (REI)

3 1 2

Price: $1,220,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)

Agent Comments



1 Shelford Ct CHELTENHAM 3192 (REI/VG)

3 1 2

Price: $1,250,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 575 sqm approx

Agent Comments

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.

Account - Ray White - The Bayside Group | P: 03 9584 8288

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