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	49 Follett Road, Cheltenham Vic 3192

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,305,000 Property Type House Suburb Cheltenham

Period - From 13/05/2025 to 12/05/2026 Source Property Data

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	51 Hilda St CHELTENHAM 3192	$1,325,000	10/04/2026
2	29 Judd Pde CHELTENHAM 3192	$1,335,000	28/03/2026
3	52 Herald St CHELTENHAM 3192	$1,255,000	22/02/2026

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: 13/05/2026 18:09

49 Follett Road, Cheltenham Vic 3192



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Property Type: House (Previously Occupied - Detached)
Land Size: 847 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
13/05/2025 - 12/05/2026: $1,305,000

Comparable Properties



51 Hilda St CHELTENHAM 3192 (REI)

3 2 2

Price: $1,325,000
Method: Private Sale
Date: 10/04/2026
Property Type: House (Res)
Land Size: 901 sqm approx

Agent Comments



29 Judd Pde CHELTENHAM 3192 (REI)

3 1 3

Price: $1,335,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 924 sqm approx

Agent Comments



52 Herald St CHELTENHAM 3192 (REI)

3 1 2

Price: $1,255,000
Method: Private Sale
Date: 22/02/2026
Property Type: House
Land Size: 706 sqm approx

Agent Comments

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

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