

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

29 Parkin Avenue, Cheltenham Vic 3192

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$1,325,000

Property Type House

Suburb Cheltenham

Period - From 01/07/2025

to

30/06/2026

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	11 Davie Av CHELTENHAM 3192	\$2,425,000	13/06/2026
2	9 Bayliss Ct CHELTENHAM 3192	\$2,400,000	30/05/2026
3	5 Mena Av CHELTENHAM 3192	\$2,275,000	17/01/2026

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:

13/07/2026 10:31



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending June 2026: \$1,325,000

Comparable Properties



11 Davie Av CHELTENHAM 3192 (REI)

Agent Comments

 5  3  2

Price: \$2,425,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 579 sqm approx



9 Bayliss Ct CHELTENHAM 3192 (REI)

Agent Comments

 4  2  2

Price: \$2,400,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 600 sqm approx



5 Mena Av CHELTENHAM 3192 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,275,000

Method: Auction Sale

Date: 17/01/2026

Property Type: House (Res)

Land Size: 776 sqm approx

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