

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

3 Hallinan Court, Cheltenham Vic 3192

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Cheltenham

Period - From 02/06/2025

to 01/06/2026

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			

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:

02/06/2026 15:43



Property Type: House (Res)
Land Size: 880 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,500,000
Median House Price
 02/06/2025 - 01/06/2026: \$1,300,000

Comparable Properties



51 Hilda St CHELTENHAM 3192 (REI)

Agent Comments



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



29 Judd Pde CHELTENHAM 3192 (REI)

Agent Comments



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

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.