

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

3/61 Follett Road, Cheltenham Vic 3192

Indicative selling price

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

Range between \$860,000

&

\$920,000

Median sale price

Median price \$1,015,000

Property Type Townhouse

Suburb Cheltenham

Period - From 09/07/2025

to

08/07/2026

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	70/310 Warrigal Rd CHELTENHAM 3192	\$840,000	28/05/2026
2	2/264 Balcombe Rd MENTONE 3194	\$855,000	02/05/2026
3	72/310 Warrigal Rd CHELTENHAM 3192	\$830,000	27/03/2026

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:

09/07/2026 15:17