

# 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

23 Evergreen Circuit, Cheltenham Vic 3192

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,048,500

Property Type

Townhouse

Suburb

Cheltenham

Period - From

18/04/2025

to

17/04/2026

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 | 29 Evergreen Cirt CHELTENHAM 3192 | \$1,270,000 | 31/03/2026   |
| 2 | 25 Dennis St HIGHETT 3190         | \$1,275,000 | 27/03/2026   |
| 3 | 11 Derring La CHELTENHAM 3192     | \$1,280,000 | 07/02/2026   |

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:

18/04/2026 10:05

# 23 Evergreen Circuit, Cheltenham Vic 3192



**Property Type:** House - Attached  
House N.E.C.  
**Land Size:** 271 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
18/04/2025 - 17/04/2026: \$1,048,500

## Comparable Properties



**29 Evergreen Cirt CHELTENHAM 3192 (REI)**

**Agent Comments**



**Price:** \$1,270,000  
**Method:** Private Sale  
**Date:** 31/03/2026  
**Property Type:** House



**25 Dennis St HIGHETT 3190 (REI)**

**Agent Comments**



**Price:** \$1,275,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** House



**11 Derring La CHELTENHAM 3192 (REI/VG)**

**Agent Comments**



**Price:** \$1,280,000  
**Method:** Auction Sale  
**Date:** 07/02/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 365 sqm approx

**Account -** Jellis Craig Mentone & Chelsea



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