

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 EVERGREEN CIRCUIT CHELTENHAM VIC 3192

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$688,800

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

1B DENDY COURT CHELTENHAM VIC 3192	\$1,330,000	18-Oct-25
3/6 PAGE STREET CHELTENHAM VIC 3192	\$1,300,000	02-Oct-25
71 RIVIERA STREET MENTONE VIC 3194	\$1,347,500	01-Nov-25

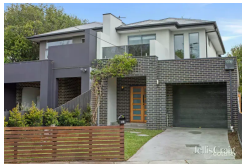
OR

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 6 months.~~

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**1B DENDY COURT CHELTENHAM
VIC 3192**

3 2 1

Sold Price **\$1,330,000** Sold Date **18-Oct-25**

Distance **0.64km**



**3/6 PAGE STREET CHELTENHAM
VIC 3192**

4 2 2

Sold Price **\$1,300,000** Sold Date **02-Oct-25**

Distance **1.03km**



**71 RIVIERA STREET MENTONE VIC
3194**

4 3 1

Sold Price **\$1,347,500** Sold Date **01-Nov-25**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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