

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

8/12-14 HILDA STREET 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

\$680,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

Property type

Unit

Suburb

Cheltenham

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

16/42-44 BOURKE STREET MENTONE VIC 3194	749999	16-Nov-24
5/2B HAUGHTON STREET CHELTENHAM VIC 3192	670000	15-Feb-25
7/12-14 HILDA STREET CHELTENHAM VIC 3192	837000	01-Feb-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.

This Statement of Information was prepared on: 28 February 2025



**16/42-44 BOURKE STREET
MENTONE VIC 3194**

2 1 1

Sold Price **749999** Sold Date **16-Nov-24**

Distance **1.75km**



**5/2B HAUGHTON STREET
CHELTENHAM VIC 3192**

2 1 1

Sold Price ^{RS} **670000** Sold Date **15-Feb-25**

Distance **0.77km**



**7/12-14 HILDA STREET
CHELTENHAM VIC 3192**

2 1 2

Sold Price ^{RS} **837000** Sold Date **01-Feb-25**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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