

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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$748,500

Property type

Unit

Suburb

Cheltenham

Period-from

01 Mar 2024

to

28 Feb 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

| | | |
|---|-----------|-----------|
| 3/8 VOLTRI STREET MENTONE VIC 3194 | \$600,000 | 05-Oct-24 |
| 2/226 WARRIGAL ROAD CHELTENHAM VIC 3192 | \$642,000 | 22-Feb-25 |
| 4/50 RIVIERA STREET MENTONE VIC 3194 | \$670,000 | 04-May-24 |

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: 25 March 2025



3/8 VOLTRI STREET MENTONE VIC 3194 Sold Price **\$600,000** Sold Date **05-Oct-24**

2 1 1

Distance **0.29km**



**2/226 WARRIGAL ROAD
CHELTENHAM VIC 3192** Sold Price ^{RS} **\$642,000** Sold Date **22-Feb-25**

2 1 1

Distance **0.36km**



**4/50 RIVIERA STREET MENTONE
VIC 3194** Sold Price **\$670,000** Sold Date **04-May-24**

2 1 1

Distance **0.45km**

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

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