

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

72 HEYTESBURY STREET HERNE HILL VIC 3218

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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$686,500

Property type

House

Suburb

Herne Hill

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

47 ITKESTON STREET HERNE HILL VIC 3218	\$660,000	28-Feb-25
6 JOYCE PARADE HERNE HILL VIC 3218	\$702,500	06-Nov-24
2 HEYTESBURY STREET HERNE HILL VIC 3218	\$700,000	04-Nov-24

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 09 April 2025



47 ITKESTON STREET HERNE HILL VIC 3218

Sold Price

\$660,000

Sold Date

28-Feb-25



3



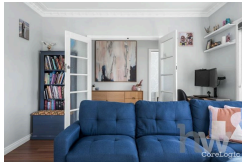
1



4

Distance

0.05km



6 JOYCE PARADE HERNE HILL VIC 3218

Sold Price

\$702,500

Sold Date

06-Nov-24



3



1



2

Distance

0.27km



2 HEYTESBURY STREET HERNE HILL VIC 3218

Sold Price

\$700,000

Sold Date

04-Nov-24



3



1



-

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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