

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

\$700,000

&

\$760,000

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

3/8 VOLTRI STREET MENTONE VIC 3194	\$600,000	05-Oct-24
5/26 CAMELIA GROVE CHELTENHAM VIC 3192	\$565,000	17-Apr-24
2/39 LEVANTO STREET MENTONE VIC 3194	\$710,000	03-Dec-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: 19 February 2025



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

 2  1  1

Distance **0.29km**



5/26 CAMELIA GROVE CHELTENHAM VIC 3192 Sold Price **\$565,000** Sold Date **17-Apr-24**

 2  1  1

Distance **0.31km**



2/39 LEVANTO STREET MENTONE VIC 3194 Sold Price **\$710,000** Sold Date **03-Dec-24**

 2  1  1

Distance **0.48km**

RS = Recent sale UN = Undisclosed Sale

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