

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

11/17-19 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

\$770,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$737,000

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

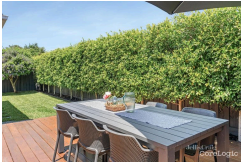
Date of sale

7/12-14 HILDA STREET CHELTENHAM VIC 3192	\$837,000	01-Feb-25
3/40 BOOKER STREET CHELTENHAM VIC 3192	\$770,000	16-Nov-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: 03 March 2025



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

 2  1  2

Sold Price

^{RS}

\$837,000

Sold Date

01-Feb-25

Distance

0.14km



**3/40 BOOKER STREET
CHELTENHAM VIC 3192**

 3  1  1

Sold Price

\$770,000

Sold Date

16-Nov-24

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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