

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

5/18 BAKEWELL 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$418,000

Property type

Unit

Suburb

Herne Hill

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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

7/18 BAKEWELL STREET HERNE HILL VIC 3218	\$340,000	13-Jun-25
3/81 HEYTESBURY STREET HERNE HILL VIC 3218	\$350,000	30-Mar-26
1/10 BONVIEW AVENUE HERNE HILL VIC 3218	\$440,000	21-Mar-26

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: 24 June 2026



**7/18 BAKEWELL STREET HERNE
HILL VIC 3218**

 2  1  1

Sold Price

\$340,000

Sold Date

13-Jun-25

Distance

0km



**3/81 HEYTESBURY STREET HERNE
HILL VIC 3218**

 1  1  1

Sold Price

\$350,000

Sold Date

30-Mar-26

Distance

0.19km



**1/10 BONVIEW AVENUE HERNE
HILL VIC 3218**

 2  1  1

Sold Price

\$440,000

Sold Date

21-Mar-26

Distance

0.34km



**CHURCH STREET HERNE HILL VIC
3218**

 2  -  -

Sold Price

\$348,000

Sold Date

18-Dec-25

Distance

0.6km



**4/255 CHURCH STREET HERNE
HILL VIC 3218**

 2  1  1

Sold Price

Sold Date

18-Dec-25

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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