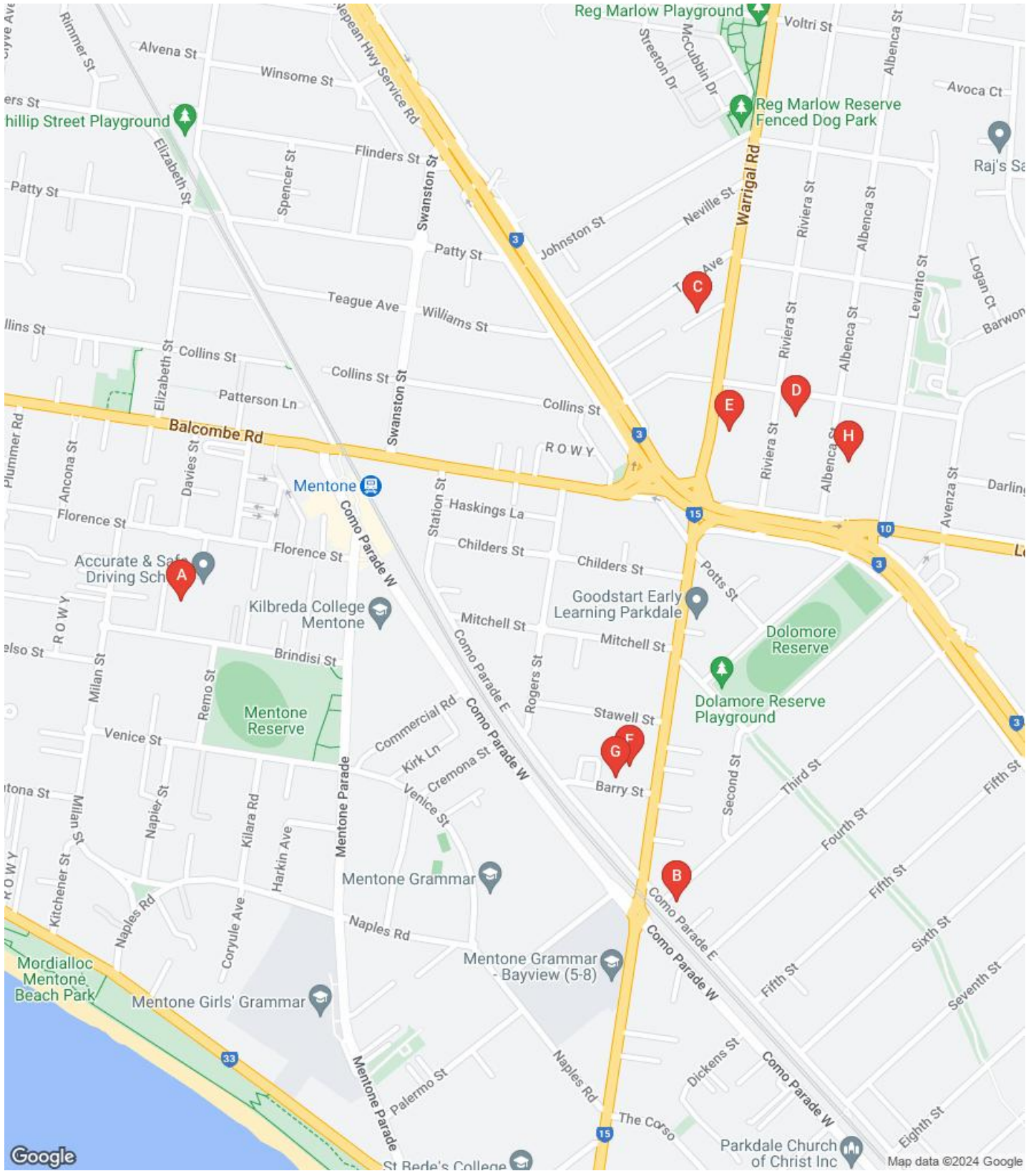


Sales Map



This report has been compiled on 07/05/2024 by First State Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricerfinder.com.au

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Sales Search Report - Full Report

Search Criteria

Focus Property: 3/14-16 BARRETT STREET, CHELTENHAM, VIC 3192

Radius: 2500 m

Sale Date: 07/11/2023 to 07/05/2024

Sale Price: Any

Land Size: Any

Attributes: 1 Beds

Property Type: Unit

Search Summary

Records: 8

	Price	Days	Area
Lowest	\$ 400,000	6	87 m ²
Highest	\$ 495,000	80	2,909 m ²
Average	\$ 450,375	35	1,523 m ²
Median	\$ 450,000	22	1,681 m ²

5/5-7 BRINDISI ST, MENTONE

UBD Ref: Melbourne - 375 L8
Distance from Property: 1.5km



Sale Price: *\$455,000 (Agents Advice - Sale)

RPD: 5//RP4663

Property Type: Unit

Valuation Amount:

Features:

Sale Date: 10/04/2024

Land Use: RESIDENTIAL COMPANY

Council: KINGSTON CITY

Parties Related:

Zoning:

Area: 2,909 m²

Area \$/m2: \$156

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



4/47 COMO PARADE E, PARKDALE

UBD Ref: Melbourne - 375 Q10
Distance from Property: 2.3km



Sale Price: \$487,000 (Normal Sale)

RPD: 4//SP20512

Property Type: Unit

Valuation Amount:

Features:

Sale Date: 11/03/2024

Land Use: SINGLE STRATA

Council: KINGSTON CITY

Parties Related:

Zoning:

Area: 1,061 m²

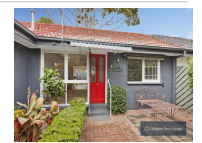
Area \$/m2: \$459

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



10/113 WARRIGAL RD, MENTONE

UBD Ref: Melbourne - 375 Q6
Distance from Property: 1.6km



Sale Price: \$495,000 (Normal Sale)

RPD: 10//RP2579

Property Type: Unit

Valuation Amount:

Features:

Sale Date: 07/03/2024

Land Use: SINGLE STRATA

Council: KINGSTON CITY

Parties Related:

Zoning:

Area: 2,216 m²

Area \$/m2: \$223

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



* Agents advice or pending sale
** Agents advices, price withheld.

3/12 RIVIERA ST, MENTONE

UBD Ref: Melbourne - 375 Q7
Distance from Property: 1.8km



Sale Price: \$415,000 (Normal Sale)

Sale Date: 21/02/2024

Parties Related:

RPD: 3, 7//RP3372

Property Type: Unit

Land Use: SINGLE STRATA

Zoning:

Valuation Amount:

Council: KINGSTON CITY

Area: 87 m²

Features: Air Conditioned, Improvements: Courtyard

Area \$/m2: \$4,786

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



4/130 WARRIGAL RD, MENTONE

UBD Ref: Melbourne - 375 Q7
Distance from Property: 1.8km



Sale Price: \$400,000 (Normal Sale)

Sale Date: 04/02/2024

Parties Related:

RPD: 12, 4//SP32406

Property Type: Unit

Land Use: SINGLE STRATA

Zoning:

Valuation Amount:

Council: KINGSTON CITY

Area: 1,620 m²

Features: Built in Robes, Close to Schools, Close to Transport, Improvements: Close to Shops,

Area \$/m2: \$247

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



8/9 BARRY ST, MENTONE

UBD Ref: Melbourne - 375 P9
Distance from Property: 2.1km



Sale Price: *\$445,000 (Agents Advice - Sale)

Sale Date: 19/01/2024

Parties Related:

RPD: 8//RP5456

Property Type: Unit

Land Use: RESIDENTIAL COMPANY

Zoning:

Valuation Amount:

Council: KINGSTON CITY

Area: 1,743 m²

Features:

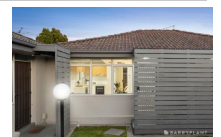
Area \$/m2: \$255

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



8/9 BARRY ST, MENTONE

UBD Ref: Melbourne - 375 P9
Distance from Property: 2.1km



Sale Price: \$445,000 (Normal Sale)

Sale Date: 19/01/2024

Parties Related:

RPD: 19, 8//RP5456

Property Type: Unit

Land Use: STRATA UNIT OR FLAT

Zoning:

Valuation Amount:

Council: KINGSTON CITY

Area: 1,743 m²

Features:

Area \$/m2: \$255

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

Purchaser Address: N/A



* Agents advice or pending sale

** Agents advices, price withheld.

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6/6 ALBENCA ST, MENTONE

UBD Ref: Melbourne - 375 R7
Distance from Property: 2km



Sale Price: \$461,000 (Normal Sale)

Sale Date: 16/12/2023

Parties Related:

RPD: 12, 6//RP7979

Property Type: Unit

Land Use: SINGLE STRATA

Zoning:

Valuation Amount:

Council: KINGSTON CITY

Area: 808 m²

Features: Improvements: Floorboards

Area \$/m2: \$571

Vendor: THE PROPRIETORS

Vendor Address: N/A

Purchaser: THE PROPRIETORS

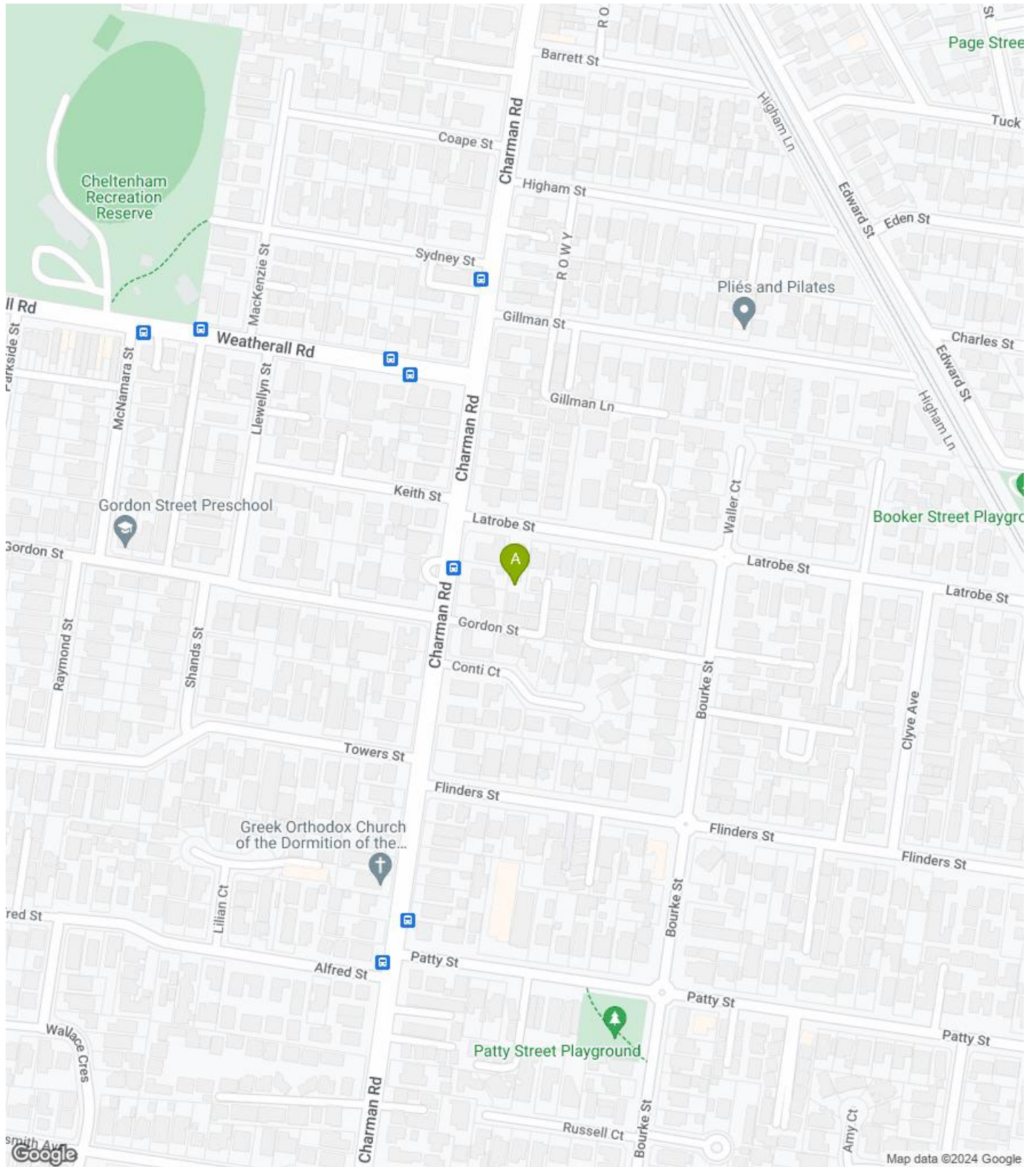
Purchaser Address: N/A



* Agents advice or pending sale

** Agents advices, price withheld.

Listings Map



Nearby Comparable For Sale Properties

5/2B LATROBE ST, MENTONE 3194

UBD Ref: Melbourne - 375 J4



1



1



1



Property Type: Unit

Area: 69 m²

RPD: 5, 11//RP251

Features:

Current List Price: **\$430,000 (Under contract)**

First List Price: \$400,000 - \$430,000

Date Listed: 24/04/2024 Days Listed: 13 Days

Listed Price Change:

