

claravale

HILBERT

PRICE LIST

HILBERT STAGE 5 - UNTITLED

Lot	Frontage	Depth	Area	Status	BAL	Zoning	Site Class / Footing	Noise Attenuation	Titles Due	Land Price
Lot 115 Melrose Loop	20m	30m	582m²	On Hold	LOW	RMD35	S/CM1		15/07/2025	\$410,000
Lot 119 Melrose Loop	17m	30m	510m²	On Hold	12.5	RMD35	S/CM1		15/07/2025	\$385,000
Lot 126 Belgrove Road	12.5m	30m	375m²	On Hold	12.5	RMD35	S/CM1		15/07/2025	\$314,000
Lot 129 Belgrove Road	12.5m	30m	375m²	On Hold	LOW	RMD35	S/CM1		15/07/2025	\$319,000
Lot 149 Belgrove Road	15m	30m	450m²	On Hold	12.5	RMD35	S/CM1		15/07/2025	\$364,000



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SOIL AND FOOTINGS
Refer to individual reports



Colorbond
FENCING + FRONT
landscaping package



LAND DEPOSITS OF \$2000



All lots under **260m²** require a Development Application

SOAKWELLS REQUIRED



38mins
to Perth CBD



10 schools and **7** childcare centres in the area



Major transport links nearby including Armadale Road, Tonkin Highway, Kwinana Freeway & Armadale Station



Plenty of dog parks, playgrounds & walking areas nearby

****DISCLAIMER - Site Class:** The rating on class/footings in this Price List applies only if the Buyer is building a single-storey full masonry residential construction, based on AS2870 (2011), and gets their site classification report from Structerre Consulting Engineers. If the Buyer is constructing a different type of residence or uses a different consulting engineer for the report, the Seller is not responsible for the information. General: While we aim for information accuracy, it is not guaranteed by the selling agent. Prospective buyers are advised to verify all details and not view this as a contractual commitment. All measurements are subject to survey. Full retail prices are as shown. Promotional prices do not include incentives like land rebates or builder incentives. Rebates are specific to certain lots and are paid at settlement. Sales Agent: Parcel Realty Pty Ltd (ABN 66 153 825 542). Licence number: 64283.

Prices current at 18 Jan, 2025.

<https://claravalehilbert.com.au/>

parcel.