

# 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 306/40 Burgundy Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$590,000 Property Type Unit Suburb Heidelberg

Period - From 25/05/2025 to 24/05/2026 Source Property Data

### 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 six 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
1	1008/443 Upper Heidelberg Rd IVANHOE 3079	\$557,000	06/02/2026
2	405/40 Burgundy St HEIDELBERG 3084	\$650,000	15/11/2025
3	1108/443 Upper Heidelberg Rd IVANHOE 3079	\$582,500	14/11/2025

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 six months.

This Statement of Information was prepared on: 25/05/2026 15:58



2   
 2   
 2

**Property Type:** Apartment

**Agent Comments**

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 six months.

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

25/05/2025 - 24/05/2026: \$590,000

## Comparable Properties



**1008/443 Upper Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

2   
 2   
 2

**Price:** \$557,000

**Method:** Private Sale

**Date:** 06/02/2026

**Property Type:** Apartment



**405/40 Burgundy St HEIDELBERG 3084 (REI)**

**Agent Comments**

2   
 2   
 2

**Price:** \$650,000

**Method:** Auction Sale

**Date:** 15/11/2025

**Property Type:** Apartment



**1108/443 Upper Heidelberg Rd IVANHOE 3079 (REI)**

**Agent Comments**

2   
 2   
 2

**Price:** \$582,500

**Method:** Private Sale

**Date:** 14/11/2025

**Property Type:** Apartment

**Account - Barry Plant** | P: 03 9874 3355