

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

601/120 Burgundy Street, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000

&

\$520,000

Median sale price

Median price \$667,000

Property Type Unit

Suburb Heidelberg

Period - From 01/10/2025

to

31/12/2025

Source REIV

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 | 401/120 Burgundy St HEIDELBERG 3084 | \$520,000 | 14/07/2025 |
| 2 | 407/443 Upper Heidelberg Rd IVANHOE 3079 | \$435,000 | 04/12/2025 |
| 3 | 712/443 Upper Heidelberg Rd IVANHOE 3079 | \$510,000 | 21/07/2025 |

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:

14/01/2026 09:35



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

December quarter 2025: \$667,000

Comparable Properties



401/120 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$520,000

Method:

Date: 14/07/2025

Property Type: Apartment



407/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$435,000

Method: Private Sale

Date: 04/12/2025

Property Type: Apartment



712/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

 2  1  1

Price: \$510,000

Method: Private Sale

Date: 21/07/2025

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888