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	g03/109 Cape Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $560,000 & $615,000

Median sale price

Median price $620,000 Property Type Unit Suburb Heidelberg

Period - From 21/04/2025 to 20/04/2026 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	G1/1 Powlett St HEIDELBERG 3084	$580,000	05/01/2026
2	6/77 Yarra St HEIDELBERG 3084	$560,000	20/12/2025
3	203/119 Cape St HEIDELBERG 3084	$561,000	16/11/2025

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: 21/04/2026 11:21

g03/109 Cape Street, Heidelberg Vic 3084

2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$560,000 - $615,000
Median Unit Price
21/04/2025 - 20/04/2026: $620,000

Comparable Properties

G1/1 Powlett St HEIDELBERG 3084 (REI)

2 2 1

Price: $580,000
Method: Private Sale
Date: 05/01/2026
Property Type: Apartment

Agent Comments

6/77 Yarra St HEIDELBERG 3084 (REI/VG)

2 1 1

Price: $560,000
Method: Private Sale
Date: 20/12/2025
Property Type: Apartment

Agent Comments

203/119 Cape St HEIDELBERG 3084 (REI)

2 2 1

Price: $561,000
Method: Private Sale
Date: 16/11/2025
Property Type: Apartment

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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