

# 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

16/51 Dresden Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$680,000 & \$730,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2025 to 30/09/2025 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	6/51 Dresden St HEIDELBERG HEIGHTS 3081	\$719,460	10/10/2025
2	7/38-40 Banksia St HEIDELBERG 3084	\$700,000	31/10/2025
3	3/28 St Hellier St HEIDELBERG HEIGHTS 3081	\$710,000	14/06/2025

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:

25/11/2025 16:43



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median Unit Price**  
September quarter 2025: \$700,000

## Comparable Properties



**6/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 2    2    1

**Price:** \$719,460  
**Method:**  
**Date:** 10/10/2025  
**Property Type:** Unit



**7/38-40 Banksia St HEIDELBERG 3084 (REI)**

**Agent Comments**

 2    1    2

**Price:** \$700,000  
**Method:** Private Sale  
**Date:** 31/10/2025  
**Property Type:** Unit



**3/28 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG)**

**Agent Comments**

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**Price:** \$710,000  
**Method:** Auction Sale  
**Date:** 14/06/2025  
**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888