Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

resden Street, Heidelberg Heights Vic 3081
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Indicative selling price

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

Range between \$680,000 & \$730,000	Range between	\$680,000	&	\$730,000
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Median sale price

Median price	\$700,000	Pro	perty 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

Add	dress 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 comparableproperties 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









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)

Price: \$719,460 Method:

Date: 10/10/2025 Property Type: Unit

Agent Comments

Agent Comments



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

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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



Price: \$710,000 Method: Auction Sale Date: 14/06/2025

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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