

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode

1-3/21 Flinders Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
1/21 Flinders Street Heidelberg Heights		Or range between	\$920,000	&	\$990,000
2/21 Flinders Street Heidelberg Heights		Or range between	\$800,000	&	\$880,000
3/21 Flinders Street Heidelberg Heights		Or range between	\$920,000	&	\$990,000
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$760,000

Suburb Heidelberg Heights

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 details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
1/21 Flinders Street Heidelberg Heights	1/225 Waiora Rd HEIDELBERG HEIGHTS 3081	\$900,000	26/11/2025
	2/30 Montgomery St HEIDELBERG HEIGHTS 3081	\$970,000	21/08/2025
	1/40 Bonar St HEIDELBERG HEIGHTS 3081	\$970,000	22/11/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
2/21 Flinders Street Heidelberg Heights	8/147 Waiora Rd HEIDELBERG HEIGHTS 3081	\$765,000	24/11/2025
	3/43 Waiora Rd HEIDELBERG HEIGHTS 3081	\$835,000	17/10/2025
	5/7-9 Churchill St HEIDELBERG HEIGHTS 3081	865490.0000	05/02/2026

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
3/21 Flinders Street Heidelberg Heights	1/225 Waiora Rd HEIDELBERG HEIGHTS 3081	\$900,000	26/11/2025
	2/30 Montgomery St HEIDELBERG HEIGHTS 3081	\$970,000	21/08/2025
	1/40 Bonar St HEIDELBERG HEIGHTS 3081	\$970,000	22/11/2025

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

24/02/2026 12:14
