

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

6 Frederick Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$2,350,000

&

\$2,550,000

Median sale price

Median price \$972,500

Property Type House

Suburb Heidelberg Heights

Period - From 01/04/2026

to

30/06/2026

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	48 Gotha St HEIDELBERG HEIGHTS 3081	\$1,998,000	07/07/2026
2	108 St Hellier St HEIDELBERG HEIGHTS 3081	\$1,810,000	18/06/2026
3	175 Banksia St IVANHOE 3079	\$2,275,000	02/06/2026

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:

23/09/2026 12:16



 6  3  2

Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,550,000
Median House Price
June quarter 2026: \$972,500

Comparable Properties



48 Gotha St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  2  2

Price: \$1,998,000
Method: Private Sale
Date: 07/07/2026
Property Type: House (Res)
Land Size: 584 sqm approx



108 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  3  2

Price: \$1,810,000
Method: Private Sale
Date: 18/06/2026
Property Type: House
Land Size: 587 sqm approx



175 Banksia St IVANHOE 3079 (REI)

Agent Comments

 5  3  2

Price: \$2,275,000
Method: Private Sale
Date: 02/06/2026
Rooms: 8
Property Type: House (Res)
Land Size: 776 sqm approx

Account - Barry Plant | P: 03 9842 8888