

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

1/7 Glover Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/01/2025

to

31/03/2025

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	1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081	\$815,000	01/03/2025
2	48 Marie Av HEIDELBERG HEIGHTS 3081	\$650,000	07/01/2025
3	7 Elliott St HEIDELBERG HEIGHTS 3081	\$825,000	06/11/2024

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:

17/04/2025 20:19



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median House Price

March quarter 2025: \$840,000

Comparable Properties



1/15 Mcewan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$815,000

Method: Auction Sale

Date: 01/03/2025

Property Type: House (Res)

Land Size: 329 sqm approx



48 Marie Av HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

 3  -  -

Price: \$650,000

Method: Sale

Date: 07/01/2025

Property Type: House (Res)

Land Size: 295 sqm approx



7 Elliott St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  1

Price: \$825,000

Method: Sold Before Auction

Date: 06/11/2024

Rooms: 4

Property Type: House (Res)

Land Size: 252 sqm approx

Account - Barry Plant | P: (03) 9431 1243