

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

2/184 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$690,000 & \$740,000

Median sale price

Median price \$667,000

Property Type Unit

Suburb Heidelberg

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 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	4/176 Cape St HEIDELBERG 3084	\$722,000	20/12/2025
2	6/140 Cape St HEIDELBERG 3084	\$740,000	05/11/2025
3	3/172 Hawdon St HEIDELBERG 3084	\$700,000	25/10/2025

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:

13/01/2026 12:14



 2  1  2

Property Type: Unit

Agent Comments

Indicative Selling Price

\$690,000 - \$740,000

Median Unit Price

December quarter 2025: \$667,000

Comparable Properties



4/176 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$722,000

Method: Private Sale

Date: 20/12/2025

Property Type: Unit



6/140 Cape St HEIDELBERG 3084 (REI/VG)

Agent Comments

 2  1  1

Price: \$740,000

Method: Private Sale

Date: 05/11/2025

Rooms: 3

Property Type: Townhouse (Res)



3/172 Hawdon St HEIDELBERG 3084 (REI/VG)

Agent Comments

 2  1  1

Price: \$700,000

Method: Auction Sale

Date: 25/10/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888