

# 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

2/7 Rill Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$850,000

### 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	14/100-106 Brown St HEIDELBERG 3084	\$783,250	20/11/2025
2	4/7 Rill St HEIDELBERG 3084	\$850,000	26/07/2025
3	1/66 Yarra St HEIDELBERG 3084	\$785,000	23/07/2025

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:

27/01/2026 10:16



2   
 1   
 1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
 \$780,000 - \$850,000  
**Median Unit Price**  
 December quarter 2025: \$667,000

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.

## Comparable Properties



**14/100-106 Brown St HEIDELBERG 3084 (REI)**

**Agent Comments**

2   
 1   
 2

**Price:** \$783,250  
**Method:** Private Sale  
**Date:** 20/11/2025  
**Property Type:** Unit



**4/7 Rill St HEIDELBERG 3084 (REI/VG)**

**Agent Comments**

2   
 1   
 1

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 26/07/2025  
**Property Type:** Unit



**1/66 Yarra St HEIDELBERG 3084 (REI/VG)**

**Agent Comments**

2   
 1   
 2

**Price:** \$785,000  
**Method:** Sold Before Auction  
**Date:** 23/07/2025  
**Property Type:** Unit

**Account - Barry Plant | P: 03 9842 8888**