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	1/2 Vine Street, Heidelberg Vic 3084

Indicative selling price

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

Single price $649,999

Median sale price

Median price	$665,000	Property Type	Unit	Suburb	Heidelberg
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	3/32 Waiora Rd ROSANNA 3084	$740,000	27/09/2024
2	2/85 Brown St HEIDELBERG 3084	$765,000	19/09/2024
3	7A Clyde Ct HEIDELBERG 3084	$730,000	14/09/2024

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: 30/04/2025 16:49

1/2 Vine Street, Heidelberg Vic 3084

BARRYPLANT

3 1 0

Property Type: Unit

Agent Comments

Indicative Selling Price
$649,999
Median Unit Price
March quarter 2025: $665,000

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

3/32 Waiora Rd ROSANNA 3084 (VG)

3 - -

Price: $740,000
Method: Sale
Date: 27/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

2/85 Brown St HEIDELBERG 3084 (REI)

3 1 1

Price: $765,000
Method: Sold Before Auction
Date: 19/09/2024
Property Type: Unit

Agent Comments

7A Clyde Ct HEIDELBERG 3084 (REI/VG)

3 1 1

Price: $730,000
Method: Private Sale
Date: 14/09/2024
Property Type: Unit
Land Size: 276 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata.com.au

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