### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	G04/74 Darebin Street, Heidelberg Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$635,000	Pro	perty Type	Jnit		Suburb	Heidelberg
Period - From	01/01/2024	to	31/12/2024	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	16/74 Darebin St HEIDELBERG 3084	\$635,000	19/11/2024
2	106/55 Yarra St HEIDELBERG 3084	\$640,000	24/08/2024
3	6/55 Yarra St HEIDELBERG 3084	\$630,000	17/08/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2025 12:43









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$595,000 - \$635,000 Median Unit Price Year ending December 2024: \$635,000

## Comparable Properties



16/74 Darebin St HEIDELBERG 3084 (REI/VG)

2

2

**3** 

**Agent Comments** 

Price: \$635,000 Method: Private Sale Date: 19/11/2024

Rooms: 3

Property Type: Apartment

106/55 Yarra St HEIDELBERG 3084 (REI)

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2

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2



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**Agent Comments** 

Price: \$640,000 Method: Private Sale Date: 24/08/2024 Property Type: Unit



6/55 Yarra St HEIDELBERG 3084 (REI/VG)

2

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1

Price: \$630,000 Method: Private Sale Date: 17/08/2024

Property Type: Apartment

**Agent Comments** 

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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