Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	1/15 McEwan Road, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$772,500	Pro	perty Type U	nit		Suburb	Heidelberg Heights
Period - From	01/10/2024	to	31/12/2024	So	urce	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	66 McEwan Rd HEIDELBERG HEIGHTS 3081	\$690,000	08/01/2025
2	2/10-14 Francis St HEIDELBERG HEIGHTS 3081	\$755,000	08/12/2024
3	2/34 Altona St HEIDELBERG HEIGHTS 3081	\$792,000	16/11/2024

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:	03/02/2025 15:27









Rooms: 5

Property Type: House **Agent Comments**

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** December quarter 2024: \$772,500

Comparable Properties



66 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI)

Price: \$690,000 Method: Private Sale Date: 08/01/2025 Property Type: House Land Size: 585 sqm approx **Agent Comments**



2/10-14 Francis St HEIDELBERG HEIGHTS 3081 (REI)

3



Price: \$755,000

Method: Sold Before Auction

Date: 08/12/2024

Property Type: Townhouse (Res)

Agent Comments



2/34 Altona St HEIDELBERG HEIGHTS 3081 (REI)

Price: \$792,000 Method: Auction Sale Date: 16/11/2024 Property Type: Unit

Land Size: 286 sqm approx

Agent Comments

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





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