

# 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

75 Altona Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$995,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/04/2023

to

31/03/2024

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	77 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,150,000	27/03/2024
2	121 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,090,000	06/07/2024
3	26 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$1,065,000	21/02/2024

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:

12/07/2024 09:50



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**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median House Price**  
Year ending March 2024: \$995,000

## Comparable Properties



**77 Lloyd St HEIDELBERG HEIGHTS 3081 (VG)** **Agent Comments**

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**Price:** \$1,150,000  
**Method:** Sale  
**Date:** 27/03/2024  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 731 sqm approx



**121 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)** **Agent Comments**

3 2 2

**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 06/07/2024  
**Property Type:** House (Res)  
**Land Size:** 975.80 sqm approx

**26 Bamfield Rd HEIDELBERG HEIGHTS 3081 (VG)** **Agent Comments**

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**Price:** \$1,065,000  
**Method:** Sale  
**Date:** 21/02/2024  
**Property Type:** House (Res)  
**Land Size:** 976 sqm approx

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