

# 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 43 Dresden Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$600,000 & \$650,000

### Median sale price

Median price \$772,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2024 to 31/12/2024 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	4/23 Bamfield Rd HEIDELBERG HEIGHTS 3081	\$602,500	08/02/2025
2	4/5 Orr St HEIDELBERG HEIGHTS 3081	\$545,500	25/01/2025
3	49c Dresden St HEIDELBERG HEIGHTS 3081	\$660,000	12/10/2024

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: 10/02/2025 14:50

43 Dresden Street, Heidelberg Heights Vic 3081



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

December quarter 2024: \$772,500

## Comparable Properties



**4/23 Bamfield Rd HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2 1 1

Older

**Price:** \$602,500

**Method:** Auction Sale

**Date:** 08/02/2025

**Property Type:** Unit



**4/5 Orr St HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2 1 1

**Price:** \$545,500

**Method:** Auction Sale

**Date:** 25/01/2025

**Property Type:** Townhouse (Single)



**49c Dresden St HEIDELBERG HEIGHTS 3081 (REI)**

Agent Comments

2 1 1

Larger

**Price:** \$660,000

**Method:** Private Sale

**Date:** 12/10/2024

**Property Type:** Townhouse (Single)

**Land Size:** 130 sqm approx

Account - Jellis Craig | P: 03 94598111



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