Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/179 Cape Street, Heidelberg Vic 3084
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
---------------------------	---	-------------

Median sale price

Median price	\$1,377,500	Pro	perty Type	House		Suburb	Heidelberg
Period - From	01/01/2024	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

1	1/164 Hawdon St HEIDELBERG 3084	\$1,008,500	30/01/2025
2	4/22 Arden Cr ROSANNA 3084	\$1,030,000	19/01/2025
3	2/10 Almay Gr HEIDELBERG 3084	\$1,132,500	10/09/2024

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:	26/02/2025 11:30
--	------------------



Date of sale

Jellis Craig

Christopher Macey 03 9499 7992 0411 330 311 christophermacey@jelliscraig.com.au

Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price Year ending December 2024: \$1,377,500



Rooms: 6

Property Type: townhouse Agent Comments

Comparable Properties



1/164 Hawdon St HEIDELBERG 3084 (REI)

•=

3

—

2

3 2

Price: \$1,008,500

Method: Sold Before Auction

Date: 30/01/2025 Property Type: Unit

Land Size: 233 sqm approx

Agent Comments



4/22 Arden Cr ROSANNA 3084 (REI)

3

:

a` 2

Price: \$1,030,000 **Method:** Private Sale **Date:** 19/01/2025

Property Type: Townhouse (Single)

Agent Comments



2/10 Almay Gr HEIDELBERG 3084 (REI/VG)

4

—

λ.

Price: \$1,132,500 Method: Private Sale Date: 10/09/2024

Property Type: Townhouse (Single) **Land Size:** 232 sqm approx

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.