

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

3/179 Cape Street, Heidelberg Vic 3084

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

Property 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	Price	Date of sale
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



Rooms: 6

Property Type: townhouse

Agent Comments

Comparable Properties



1/164 Hawdon St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,008,500

Method: Sold Before Auction

Date: 30/01/2025

Property Type: Unit

Land Size: 233 sqm approx



4/22 Arden Cr ROSANNA 3084 (REI)

Agent Comments



Price: \$1,030,000

Method: Private Sale

Date: 19/01/2025

Property Type: Townhouse (Single)



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

Agent Comments



Price: \$1,132,500

Method: Private Sale

Date: 10/09/2024

Property Type: Townhouse (Single)

Land Size: 232 sqm approx