

# 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

2/56 Yarra Street, Heidelberg Vic 3084

### Indicative selling price

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

Single price \$840,000

### Median sale price

Median price \$635,000

Property Type Unit

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	11/69 Hawdon St HEIDELBERG 3084	\$845,000	02/10/2024
2			
3			

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:

27/02/2025 14:04



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$840,000  
**Median Unit Price**  
Year ending December 2024: \$635,000

## Comparable Properties

11/69 Hawdon St HEIDELBERG 3084 (VG)

Agent Comments



**Price:** \$845,000  
**Method:** Sale  
**Date:** 02/10/2024  
**Property Type:** Strata Unit/Flat

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.