

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

1/29 St Hellier Street, Heidelberg Heights Vic 3081

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 \$737,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/07/2024 to 30/09/2024 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	28b Setani Cr HEIDELBERG WEST 3081	\$880,000	02/01/2025
2	43 Montgomery St HEIDELBERG HEIGHTS 3081	\$1,000,000	21/10/2024
3	6/1 Hillside Rd ROSANNA 3084	\$1,038,000	11/09/2024

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:

16/01/2025 11:42



 4  3  2

Property Type: Townhouse
Land Size: 251 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 September quarter 2024: \$737,500

Comparable Properties



28b Setani Cr HEIDELBERG WEST 3081 (REI)

Agent Comments

 4  3  2

Price: \$880,000
Method: Private Sale
Date: 02/01/2025
Property Type: Townhouse (Single)



43 Montgomery St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 4  3  1

Price: \$1,000,000
Method: Private Sale
Date: 21/10/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 249 sqm approx



6/1 Hillside Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  3  2

Price: \$1,038,000
Method: Private Sale
Date: 11/09/2024
Property Type: Townhouse (Res)

Account - Barry Plant | P: (03) 9431 1243