

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 9 Berkeley Avenue, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,350,000 Property Type House Suburb Heidelberg

Period - From 01/03/2024 to 28/02/2025 Source Property Data

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	204 Cape St HEIDELBERG 3084	\$1,750,000	10/02/2025
2	5 Berkeley Av HEIDELBERG 3084	\$1,688,000	02/01/2025
3	207 Cape St HEIDELBERG 3084	\$1,725,000	26/11/2024

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: 01/03/2025 15:32

9 Berkeley Avenue, Heidelberg Vic 3084



 4  2  2

Property Type: House (Res)

Land Size: 593 sqm approx

Agent Comments

Indicative Selling Price

\$1,600,000 - \$1,700,000

Median House Price

01/03/2024 - 28/02/2025: \$1,350,000

Comparable Properties



204 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,750,000

Method: Private Sale

Date: 10/02/2025

Property Type: House (Res)



5 Berkeley Av HEIDELBERG 3084 (REI)

Agent Comments

 4  3  2

Price: \$1,688,000

Method: Sold Before Auction

Date: 02/01/2025

Property Type: House

Land Size: 591 sqm approx



207 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 4  2  4

Price: \$1,725,000

Method: Private Sale

Date: 26/11/2024

Property Type: House

Account - Jellis Craig | P: 03 94598111



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