

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

1/17 Burns Court, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$670,000 & \$720,000

Median sale price

Median price \$717,500 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2024 to 30/09/2025 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	1/199 Oriel Rd HEIDELBERG WEST 3081	\$700,000	13/09/2025
2	1/7 Marks Av HEIDELBERG HEIGHTS 3081	\$685,000	16/07/2025
3	3/28 St Hellier St HEIDELBERG HEIGHTS 3081	\$710,000	14/06/2025

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:

08/12/2025 12:30



 3  1  1

Property Type: Unit

Land Size: 359 sqm approx

Agent Comments

Comparable Properties



1/199 Oriel Rd HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$700,000

Method: Sold Before Auction

Date: 13/09/2025

Property Type: Unit



1/7 Marks Av HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  1  1

Price: \$685,000

Method: Private Sale

Date: 16/07/2025

Property Type: Townhouse (Single)



3/28 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$710,000

Method: Auction Sale

Date: 14/06/2025

Property Type: Townhouse (Res)