

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

1/600 Upper Heidelberg Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Heidelberg

Period - From 01/07/2025

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	3/38 Lower Plenty Rd ROSANNA 3084	\$500,000	09/09/2025
2	48a Marie Av HEIDELBERG HEIGHTS 3081	\$575,000	30/06/2025
3	4/64 Darebin St HEIDELBERG 3084	\$612,000	28/06/2025

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:

07/12/2025 12:31

1/600 Upper Heidelberg Road, Heidelberg Vic 3084

JellisCraig

Stiven Mrkela
(03) 9499 7992
0410 635 201

stivenmrkela@jellisrcraig.com.au

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2025: \$595,000



2 1 1

Property Type: Unit

Land Size: 192 sqm approx

Agent Comments

Owners Corp \$1454 approx.

Comparable Properties

3/38 Lower Plenty Rd ROSANNA 3084 (VG)

Agent Comments

2 - -

Price: \$500,000

Method: Sale

Date: 09/09/2025

Property Type: Flat/Unit/Apartment (Res)



48a Marie Av HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000

Method: Private Sale

Date: 30/06/2025

Property Type: Unit

Land Size: 294 sqm approx



4/64 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments

2 1 2

Price: \$612,000

Method: Private Sale

Date: 28/06/2025

Property Type: Unit

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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