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	1/67 Haig Street, Heidelberg Heights Vic 3081
postcode	

Indicative selling price

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

Range between \$320,000	&	\$350,000
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Median sale price

Median price	\$608,500	Pro	perty Type Un	t		Suburb	Heidelberg Heights
Period - From	05/09/2024	to	04/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	G02/264 Waterdale Rd IVANHOE 3079	\$375,000	30/06/2025
2	12/83 Yarra St HEIDELBERG 3084	\$310,000	18/06/2025
3	509/443 Upper Heidelberg Rd IVANHOE 3079	\$330,000	17/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/09/2025 14:23











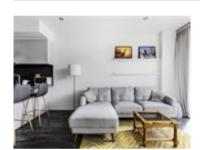
Property Type: Apartment Land Size: NA sqm approx

Agent Comments

Thomas Bechelli 9459 8111 0413 181 461 thomasbechelli@jelliscraig.com.au

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** 05/09/2024 - 04/09/2025: \$608,500

Comparable Properties



G02/264 Waterdale Rd IVANHOE 3079 (REI)





Price: \$375,000 Method: Private Sale Date: 30/06/2025

Property Type: Apartment

Agent Comments



12/83 Yarra St HEIDELBERG 3084 (REI)



Price: \$310,000







Agent Comments

Method: Private Sale Date: 18/06/2025 Rooms: 2

Property Type: Apartment



509/443 Upper Heidelberg Rd IVANHOE 3079 (REI)







Price: \$330,000 Method: Private Sale Date: 17/04/2025

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9459 8111



