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 1/7-9 Churchill Street, Heidelberg Heights Vic 3081 Including suburb and postcode

Indicative selling price

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

Range between \$1,250,000 \$1,350,000 &

Median sale price

Median price	\$786,000	Pro	perty Type	Townhous	se	Suburb	Heidelberg Heights
Period - From	15/04/2024	to	14/04/2025		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

Add	dress of comparable property	Price	Date of sale
1	1/29 St Hellier St HEIDELBERG HEIGHTS 3081	\$1,211,500	12/02/2025
2	1/7 Andrews St HEIDELBERG 3084	\$1,202,000	21/12/2024
3	8/56 Altona St HEIDELBERG HEIGHTS 3081	\$980,000	20/10/2024

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:	15/04/2025 12:28









Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$1,250,000 - \$1,350,000 **Median Townhouse Price** 15/04/2024 - 14/04/2025: \$786,000

Comparable Properties



1/29 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

Price: \$1,211,500

Method: Sold Before Auction

Date: 12/02/2025

Property Type: Townhouse (Res) Land Size: 251 sqm approx



1/7 Andrews St HEIDELBERG 3084 (REI)

Agent Comments

Agent Comments

Price: \$1,202,000 Method: Private Sale Date: 21/12/2024

Property Type: Townhouse (Single)



8/56 Altona St HEIDELBERG HEIGHTS 3081 (REI/VG)

Price: \$980,000 Method: Private Sale Date: 20/10/2024

Rooms: 6

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888





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