

# 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

1/7-9 Churchill Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price \$786,000 Property Type Townhouse 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	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 comparable properties 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



 4  3  2

**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

 4  3  2

**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

 4  3  2

**Price:** \$1,202,000

**Method:** Private Sale

**Date:** 21/12/2024

**Property Type:** Townhouse (Single)



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

Agent Comments

 4  3  2

**Price:** \$980,000

**Method:** Private Sale

**Date:** 20/10/2024

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Account - Barry Plant** | P: 03 9842 8888