

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 MARKS AVENUE HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Heidelberg Heights

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

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 6 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

12/23 MCEWAN ROAD HEIDELBERG HEIGHTS VIC 3081	\$656,500	14-Feb-25
2/48 ST HELLIER STREET HEIDELBERG HEIGHTS VIC 3081	\$711,000	12-Apr-25
3/489 WATERDALE ROAD HEIDELBERG WEST VIC 3081	\$680,000	01-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 15 April 2025



**12/23 MCEWAN ROAD
HEIDELBERG HEIGHTS VIC 3081**

 2  1  1

Sold Price

\$656,500

Sold Date

14-Feb-25

Distance

0.49km



**2/48 ST HELLIER STREET
HEIDELBERG HEIGHTS VIC 3081**

 2  1  1

Sold Price

^{RS} **\$711,000**

Sold Date

12-Apr-25

Distance

1.47km



**3/489 WATERDALE ROAD
HEIDELBERG WEST VIC 3081**

 2  2  1

Sold Price

^{RS} **\$680,000**

Sold Date

01-Apr-25

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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