

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

101b/12 Powlett Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$631,000

Property Type Unit

Suburb Heidelberg

Period - From 25/08/2024

to 24/08/2025

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	6/74 Darebin St HEIDELBERG 3084	\$620,000	14/07/2025
2	4/64 Darebin St HEIDELBERG 3084	\$612,000	28/06/2025
3			

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:

25/08/2025 10:11

Joe Vicino
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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$630,000
Median Unit Price
25/08/2024 - 24/08/2025: \$631,000

Comparable Properties



6/74 Darebin St HEIDELBERG 3084 (REI/VG)

[Agent Comments](#)

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Price: \$620,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment



4/64 Darebin St HEIDELBERG 3084 (REI)

[Agent Comments](#)

 2  1  2

Price: \$612,000
Method: Private Sale
Date: 28/06/2025
Property Type: Unit

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.