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	110 St Hellier 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 \$880,000 & \$960,000	Range between	\$880,000	&	\$960,000
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Median sale price

Median price	\$882,000	Pro	perty Type	House		Suburb	Heidelberg Heights
Period - From	01/07/2025	to	30/09/2025		Source	REIV	

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	47 Gotha St HEIDELBERG HEIGHTS 3081	\$835,000	25/10/2025
2	1/38 St Hellier St HEIDELBERG HEIGHTS 3081	\$955,000	18/09/2025
3	81a St Hellier St HEIDELBERG HEIGHTS 3081	\$882,000	05/07/2025

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:	12/11/2025 11:29









Property Type: House (Res) Land Size: 405 sqm approx

Agent Comments

Indicative Selling Price \$880,000 - \$960,000 **Median House Price** September quarter 2025: \$882,000

Comparable Properties



47 Gotha St HEIDELBERG HEIGHTS 3081 (REI)

Price: \$835,000 Method: Private Sale Date: 25/10/2025 Property Type: House Land Size: 300 sqm approx Agent Comments

1/38 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)





Agent Comments

Price: \$955,000 Method: Private Sale Date: 18/09/2025

Rooms: 4

Property Type: House (Res)



81a St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG) Agent Comments

Price: \$882,000 Method: Private Sale Date: 05/07/2025 Property Type: House Land Size: 389 sqm approx

Account - VICPROP | P: 03 8888 1011





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