

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

1102/294 Bell Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Heidelberg West

Period - From 11/06/2024 to 10/06/2025 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	405/294b Bell St HEIDELBERG WEST 3081	\$575,000	09/03/2025
2			
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: 11/06/2025 15:21

1102/294 Bell Street, Heidelberg West Vic 3081



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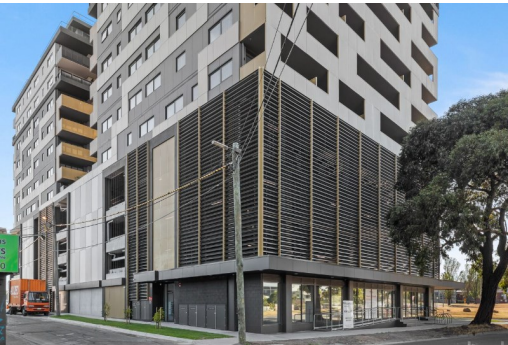
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Indicative Selling Price

\$550,000 - \$590,000

Median Unit Price

11/06/2024 - 10/06/2025: \$590,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties

405/294b Bell St HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$575,000

Method: Sale

Date: 09/03/2025

Property Type: Strata Flat - Single OYO Flat

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.

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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