

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

12/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$595,000 & \$650,000

Median sale price

Median price \$631,000 Property Type Unit Suburb Heidelberg

Period - From 02/12/2024 to 01/12/2025 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	12/74 Darebin St HEIDELBERG 3084	\$600,000	16/08/2025
2	6/74 Darebin St HEIDELBERG 3084	\$620,000	14/07/2025
3	1/74 Darebin St HEIDELBERG 3084	\$640,000	16/06/2025

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:

02/12/2025 19:26

12/40 Rosanna Road, Heidelberg Vic 3084

Domenic Malgeri

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Indicative Selling Price

\$595,000 - \$650,000

Median Unit Price

02/12/2024 - 01/12/2025: \$631,000



Property Type:

Agent Comments

Comparable Properties



12/74 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 16/08/2025

Property Type: Apartment



6/74 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 14/07/2025

Property Type: Apartment



1/74 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 16/06/2025

Rooms: 3

Property Type: Apartment

Account - Jellis Craig | P: 03 9459 8111



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