

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

16/51 Dresden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$710,000

&

\$750,000

Median sale price

Median price

\$753,000

Property Type

Townhouse

Suburb

Heidelberg Heights

Period - From

21/10/2024

to

20/10/2025

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	6/51 Dresden St HEIDELBERG HEIGHTS 3081	\$719,460	10/10/2025
2	3/12 Shelley St HEIDELBERG HEIGHTS 3081	\$753,000	02/08/2025
3	3/28 St Hellier St HEIDELBERG HEIGHTS 3081	\$710,000	14/06/2025

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:

21/10/2025 10:42



 2  2  1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$710,000 - \$750,000
Median Townhouse Price
21/10/2024 - 20/10/2025: \$753,000

Comparable Properties



6/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

 2  2  1

Price: \$719,460
Method:
Date: 10/10/2025
Property Type: Townhouse (Single)



3/12 Shelley St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  1  2

Price: \$753,000
Method: Private Sale
Date: 02/08/2025
Property Type: Unit



3/28 St Hellier St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 2  2  1

Price: \$710,000
Method: Auction Sale
Date: 14/06/2025
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888