

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

2/153 Cape Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$720,000

Median sale price

Median price

\$785,500

Property Type

Townhouse

Suburb

Heidelberg

Period - From

18/10/2024

to

17/10/2025

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	4/96 St Elmo Rd IVANHOE 3079	\$716,500	19/04/2025
2	3/46 Station Rd ROSANNA 3084	\$700,000	05/06/2025
3	4/191 Cape St HEIDELBERG 3084	\$730,000	25/09/2025

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:

18/10/2025 17:40



2 1 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$720,000
Median Townhouse Price
18/10/2024 - 17/10/2025: \$785,500

Comparable Properties



4/96 St Elmo Rd IVANHOE 3079 (REI)

Agent Comments

2 1 1

Price: \$716,500
Method: Private Sale
Date: 19/04/2025
Property Type: Townhouse (Single)
Land Size: 83 sqm approx



3/46 Station Rd ROSANNA 3084 (REI)

Agent Comments

2 2 1

Price: \$700,000
Method: Private Sale
Date: 05/06/2025
Property Type: Townhouse (Single)



4/191 Cape St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$730,000
Method: Private Sale
Date: 25/09/2025
Rooms: 3
Property Type: Townhouse (Res)