

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

203/82 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$325,000

&

\$340,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/07/2024

to

30/06/2025

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	Price	Date of sale
1	103/82 Hawdon St HEIDELBERG 3084	\$337,500	23/07/2025
2	509/443 Upper Heidelberg Rd IVANHOE 3079	\$330,000	17/04/2025
3	3/120 Burgundy St HEIDELBERG 3084	\$324,000	03/03/2025

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:

30/07/2025 07:35

Stiven Mrkela

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Indicative Selling Price

\$325,000 - \$340,000

Median Unit Price

Year ending June 2025: \$645,000



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Property Type: Apartment**Land Size:** 52 sqm approx**Agent Comments**

Owners corp approx. \$942 per quarter

Comparable Properties

**103/82 Hawdon St HEIDELBERG 3084 (REI)****Agent Comments**

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Price: \$337,500**Method:** Private Sale**Date:** 23/07/2025**Property Type:** Apartment**509/443 Upper Heidelberg Rd IVANHOE 3079 (REI)****Agent Comments**

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Price: \$330,000**Method:** Private Sale**Date:** 17/04/2025**Property Type:** Apartment**3/120 Burgundy St HEIDELBERG 3084 (VG)****Agent Comments**

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Price: \$324,000**Method:** Sale**Date:** 03/03/2025**Property Type:** Subdivided Flat - Single OYO Flat

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