

# 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 26 Haig Street, Heidelberg Heights Vic 3081

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$950,000 & \$1,045,000

### Median sale price

Median price \$762,250 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2026 to 31/03/2026 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	3/29 St Hellier St HEIDELBERG HEIGHTS 3081	\$1,000,000	25/03/2026
2	10a Monash St HEIDELBERG HEIGHTS 3081	\$950,000	06/12/2025
3	2/75 Waiora Rd HEIDELBERG HEIGHTS 3081	\$1,004,000	06/12/2025

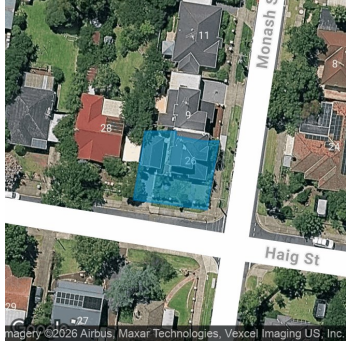
**OR**

~~**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: 06/05/2026 08:50

26 Haig Street, Heidelberg Heights Vic 3081

Greg Taylor  
9459 8111  
0409 090 611  
gregtaylor@jellisraig.com.au



**Rooms:** 6  
**Property Type:** House  
**Land Size:** 803.081 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,045,000  
**Median Unit Price**  
March quarter 2026: \$762,250

## Comparable Properties



**3/29 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)**

[Agent Comments](#)



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 25/03/2026  
**Property Type:** Townhouse (Res)  
**Land Size:** 180 sqm approx

**10a Monash St HEIDELBERG HEIGHTS 3081 (REI)**

[Agent Comments](#)



**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 06/12/2025  
**Property Type:** Townhouse (Res)



**2/75 Waiora Rd HEIDELBERG HEIGHTS 3081 (REI)**

[Agent Comments](#)



**Price:** \$1,004,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 385 sqm approx

**Account - Jellis Craig** | P: 03 9459 8111



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