

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

3/56 Yarra Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$1,000,000

Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/01/2025

to

31/03/2025

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	3/179 Cape St HEIDELBERG 3084	\$1,080,000	26/04/2025
2	29 Manton St HEIDELBERG 3084	\$1,060,000	24/03/2025
3	3/17 Linden Av IVANHOE 3079	\$1,030,000	04/03/2025

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:

16/06/2025 08:07



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000
Median Unit Price
March quarter 2025: \$665,000

Comparable Properties



3/179 Cape St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$1,080,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Townhouse (Res)



29 Manton St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$1,060,000
Method: Private Sale
Date: 24/03/2025
Property Type: House (Res)
Land Size: 641 sqm approx



3/17 Linden Av IVANHOE 3079 (REI/VG)

Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 04/03/2025
Property Type: Townhouse (Res)