

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

301/40 BURGUNDY STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

401/40 BURGUNDY STREET HEIDELBERG VIC 3084	\$645,000	26-Sep-25
1/1A BURGUNDY STREET HEIDELBERG VIC 3084	\$820,000	21-Jun-25
8/40 ROSANNA ROAD HEIDELBERG VIC 3084	\$750,000	01-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 08 October 2025



**401/40 BURGUNDY STREET
HEIDELBERG VIC 3084**

 2  2  2

Sold Price

^{RS}

\$645,000

Sold Date

26-Sep-25

Distance

0km



**1/1A BURGUNDY STREET
HEIDELBERG VIC 3084**

 2  2  1

Sold Price

^{RS}

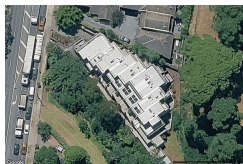
\$820,000

Sold Date

21-Jun-25

Distance

0.19km



**8/40 ROSANNA ROAD
HEIDELBERG VIC 3084**

 2  -  -

Sold Price

\$750,000

Sold Date

01-Jul-25

Distance

0.3km



**G01/55 YARRA STREET
HEIDELBERG VIC 3084**

 2  2  1

Sold Price

\$665,000

Sold Date

16-Jan-25

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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