

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

308/40 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,372,000

Property type

Other

Suburb

Heidelberg

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

4/74 DAREBIN STREET HEIDELBERG VIC 3084	\$636,800	04-Mar-25
3/12 POWLETT STREET HEIDELBERG VIC 3084	\$631,000	15-Jan-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: 20 May 2025



**4/74 DAREBIN STREET
HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$636,800** Sold Date **04-Mar-25**

Distance **0.73km**



**3/12 POWLETT STREET
HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$631,000** Sold Date **15-Jan-25**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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