

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

401/40 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

\$645,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Sep 2024

to

31 Aug 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

8/40 ROSANNA ROAD HEIDELBERG VIC 3084	\$750,000	29-Jun-25
G01/55 YARRA STREET HEIDELBERG VIC 3084	\$665,000	16-Jan-25
4/67 YARRA STREET HEIDELBERG VIC 3084	-	25-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: 04 September 2025



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

 2  2  2

Sold Price

^{RS} **\$750,000**

Sold Date

29-Jun-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



**4/67 YARRA STREET HEIDELBERG
VIC 3084**

 2  2  2

Sold Price

^{RS UN} -

Sold Date

25-Jul-25

Distance

0.53km



**1/74 DAREBIN STREET
HEIDELBERG VIC 3084**

 2  2  1

Sold Price

\$640,000

Sold Date

16-Jun-25

Distance

0.73km



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

 2  2  1

Sold Price

\$636,800

Sold Date

04-Mar-25

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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