

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

49 Swanston Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$760,000 & \$795,000

Median sale price

Median price \$882,000 Property Type House Suburb Heidelberg Heights

Period - From 01/07/2025 to 30/09/2025 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	63 Tobruk Av HEIDELBERG WEST 3081	\$750,000	25/09/2025
2	28 Pacific Dr HEIDELBERG WEST 3081	\$890,000	18/09/2025
3	5 Buna St HEIDELBERG WEST 3081	\$875,000	15/09/2025

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:

09/10/2025 15:12



Property Type: House (Res)
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$760,000 - \$795,000
Median House Price
September quarter 2025: \$882,000

Comparable Properties



63 Tobruk Av HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 25/09/2025
Property Type: House
Land Size: 588 sqm approx



28 Pacific Dr HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 18/09/2025
Property Type: House (Res)
Land Size: 706 sqm approx



5 Buna St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$875,000
Method: Private Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 634 sqm approx