

# 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

5/46 Barkly Place, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000

&

\$600,000

### Median sale price

Median price \$615,000

Property Type Unit

Suburb Heidelberg

Period - From 29/07/2024

to

28/07/2025

Source Property Data

### 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 | 2/24 McEwan Rd HEIDELBERG HEIGHTS 3081 | \$580,000 | 18/07/2025   |
| 2 | 7/212 Waterdale Rd IVANHOE 3079        | \$575,000 | 14/04/2025   |
| 3 | 405/3 Cartmell St HEIDELBERG 3084      | \$580,000 | 05/03/2025   |

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:

29/07/2025 15:40



Rooms: 3  
Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$575,000 - \$600,000  
Median Unit Price  
29/07/2024 - 28/07/2025: \$615,000

## Comparable Properties



2/24 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$580,000  
Method: Private Sale  
Date: 18/07/2025  
Property Type: Unit



7/212 Waterdale Rd IVANHOE 3079 (REI/VG) Agent Comments



Price: \$575,000  
Method: Private Sale  
Date: 14/04/2025  
Property Type: Unit



405/3 Cartmell St HEIDELBERG 3084 (REI) Agent Comments



Price: \$580,000  
Method: Private Sale  
Date: 05/03/2025  
Property Type: Apartment

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089