

## 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 507/9 Martin Street, Heidelberg Vic 3084  
Including suburb and postcode

#### Indicative selling price

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

Range between  &

#### Median sale price

Median price  Property Type  Suburb   
Period - From  to  Source

#### 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	4/9 Martin St HEIDELBERG 3084	\$595,000	26/08/2025
2	5/46 Barkly Pl HEIDELBERG 3084	\$580,000	09/08/2025
3	6/74 Darebin St HEIDELBERG 3084	\$620,000	14/07/2025

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:

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**Property Type:**

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

September quarter 2025: \$595,000

## Comparable Properties

**4/9 Martin St HEIDELBERG 3084 (REI/VG)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 26/08/2025

**Property Type:** Apartment

**5/46 Barkly PI HEIDELBERG 3084 (REI/VG)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 09/08/2025

**Rooms:** 3

**Property Type:** Apartment

**6/74 Darebin St HEIDELBERG 3084 (REI/VG)**

Agent Comments



**Price:** \$620,000

**Method:** Private Sale

**Date:** 14/07/2025

**Property Type:** Apartment



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