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

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Range between	\$590,000	&	\$630,000
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Median sale price

Median price	\$631,000	Pro	perty Type Uni	t		Suburb	Heidelberg
Period - From	01/10/2024	to	30/09/2025	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	G03/87 Mount St HEIDELBERG 3084	\$615,000	09/10/2025
2	4/9 Martin St HEIDELBERG 3084	\$595,000	26/08/2025
3	12/74 Darebin St HEIDELBERG 3084	\$600,000	16/08/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	05/11/2025 12:15
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WHITEFOX

Fedja Bilic 0450 283 332 fedja@whitefoxrealestate.com.au





Property Type:
Agent Comments

Indicative Selling Price \$590,000 - \$630,000 Median Unit Price Year ending September 2025: \$631,000

Comparable Properties

G03/87 Mount St HEIDELBERG 3084 (REI)

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Agent Comments

Price: \$615,000 **Method:**

Date: 09/10/2025

Property Type: Apartment

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

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Agent Comments

Price: \$595,000 Method: Private Sale Date: 26/08/2025

Property Type: Apartment

12/74 Darebin St HEIDELBERG 3084 (REI/VG)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 16/08/2025

Property Type: Apartment

Account - Whitefox Real Estate | P: 96459699



