

# 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

6/56 Yarra Street, Heidelberg Vic 3084

### Indicative selling price

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

Single price

\$880,000

### Median sale price

Median price

\$665,000

Property Type

Unit

Suburb

Heidelberg

Period - From

01/01/2025

to

31/03/2025

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	1/1a Burgundy St HEIDELBERG 3084	\$820,000	21/06/2025
2	6/9 Porter Rd HEIDELBERG HEIGHTS 3081	\$845,000	27/04/2025
3	5/12-16 Jika St HEIDELBERG 3084	\$895,000	28/02/2025

**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:

07/07/2025 08:11



Property Type:  
Agent Comments

Indicative Selling Price  
\$880,000  
Median Unit Price  
March quarter 2025: \$665,000

## Comparable Properties



1/1a Burgundy St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$820,000  
Method: Private Sale  
Date: 21/06/2025  
Property Type: Apartment

6/9 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments



Price: \$845,000  
Method: Sale  
Date: 27/04/2025  
Property Type: Flat/Unit/Apartment (Res)



5/12-16 Jika St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$895,000  
Method: Private Sale  
Date: 28/02/2025  
Rooms: 6  
Property Type: Townhouse (Res)