

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

601/120 Burgundy Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$612,000

Property Type

Unit

Suburb

Heidelberg

Period - From

24/05/2024

to

23/05/2025

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	403/3 Cartmell St HEIDELBERG 3084	\$612,000	17/05/2025
2	405/3 Cartmell St HEIDELBERG 3084	\$580,000	05/03/2025
3	G06/109 Cape St HEIDELBERG 3084	\$575,000	24/02/2025

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:

24/05/2025 10:48

601/120 Burgundy Street, Heidelberg Vic 3084



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
24/05/2024 - 23/05/2025: \$612,000

Comparable Properties



403/3 Cartmell St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$612,000
Method: Private Sale
Date: 17/05/2025
Rooms: 3
Property Type: Apartment



405/3 Cartmell St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

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



G06/109 Cape St HEIDELBERG 3084 (REI)

Agent Comments

2 1 1

Price: \$575,000
Method: Private Sale
Date: 24/02/2025
Property Type: Apartment

Account - Jellis Craig | P: 03 9459 8111



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