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 $520,000

Median sale price

Median price	$595,000	Property Type	Unit	Suburb	Heidelberg
Period - From	20/11/2024	to	19/11/2025	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	6/82 Mount St HEIDELBERG 3084	$530,000	24/10/2025
2	401/120 Burgundy St HEIDELBERG 3084	$520,000	14/07/2025
3	7/82-84 Mount St HEIDELBERG 3084	$550,000	23/06/2025

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: 20/11/2025 07:55

CONSUMER AFFAIRS VICTORIA

601/120 Burgundy Street, Heidelberg Vic 3084

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🛏 2   🛁 1   🚗 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000
Median Unit Price
20/11/2024 - 19/11/2025: $595,000

Comparable Properties

6/82 Mount St HEIDELBERG 3084 (REI)

🛏 2   🛁 2   🚗 1

Price: $530,000
Method: Private Sale
Date: 24/10/2025
Rooms: 3
Property Type: Apartment

Agent Comments

401/120 Burgundy St HEIDELBERG 3084 (REI)

🛏 2   🛁 1   🚗 1

Price: $520,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment

Agent Comments

7/82-84 Mount St HEIDELBERG 3084 (REI)

🛏 2   🛁 2   🚗 1

Price: $550,000
Method: Private Sale
Date: 23/06/2025
Property Type: Apartment

Agent Comments