

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

606a/294 Bell Street, Heidelberg West Vic 3081

Indicative selling price

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

Single price

\$505,000

Median sale price

Median price

\$707,500

Property Type

Unit

Suburb

Heidelberg West

Period - From

01/07/2024

to

30/06/2025

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	2/449 Waterdale Rd HEIDELBERG WEST 3081	\$635,000	02/06/2025
2			
3			

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:

07/08/2025 14:01



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Property Type: Apartment
Agent Comments

Indicative Selling Price
\$505,000
Median Unit Price
Year ending June 2025: \$707,500

Comparable Properties



2/449 Waterdale Rd HEIDELBERG WEST 3081 (VG)

Agent Comments

2 - -

Price: \$635,000
Method: Sale
Date: 02/06/2025
Property Type: Flat/Unit/Apartment (Res)

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.