### 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              | 7/40 Rosanna Road, Heidelberg Vic 3084 |
|----------------------|--|
| Including suburb and |  |
| postcode             |  |
|                      |  |
|                      |  |

#### Indicative selling price

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

| Range between \$385,000 | & | \$420,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

#### Median sale price

| Median price  | \$631,000  | Pro | perty Type U | nit |       | Suburb | Heidelberg |
|---------------|------------|-----|--------------|-----|-------|--------|------------|
| Period - From | 01/10/2024 | to  | 30/09/2025   | Sc  | ource | 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   | 6/40 Rosanna Rd HEIDELBERG 3084     | \$418,000 | 16/10/2025   |
| 2   | G02/119-121 Cape St HEIDELBERG 3084 | \$385,000 | 06/10/2025   |
| 3   | 4/4 Villa St HEIDELBERG 3084        | \$410,000 | 04/08/2025   |

#### 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: | 27/11/2025 16:00 |
|--|------------------|



# **JellisCraig**

**Aaron Yeats** 9431 1222 0400 067 024 aaronyeats@jelliscraig.com.au

**Indicative Selling Price** \$385,000 - \$420,000 **Median Unit Price** Year ending September 2025: \$631,000





Rooms: 3

Property Type: Apartment **Agent Comments** 

# Comparable Properties



6/40 Rosanna Rd HEIDELBERG 3084 (REI)

Price: \$418,000 Method: Private Sale Date: 16/10/2025 Property Type: Unit

**Agent Comments** 



G02/119-121 Cape St HEIDELBERG 3084 (REI)



Agent Comments

Price: \$385,000 Method: Private Sale Date: 06/10/2025

Rooms: 2

Property Type: Apartment

4/4 Villa St HEIDELBERG 3084 (VG)

Agent Comments

Price: \$410,000 Method: Sale Date: 04/08/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single

**OYO Unit** 

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



