

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

7/40 Rosanna Road, Heidelberg Vic 3084

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

Property Type Unit

Suburb Heidelberg

Period - From 01/10/2024

to 30/09/2025

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	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 comparable properties 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



 1  1  1

Rooms: 3

Property Type: Apartment

Agent Comments

Comparable Properties



6/40 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

 1  1  1

Price: \$418,000

Method: Private Sale

Date: 16/10/2025

Property Type: Unit



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

Agent Comments

 1  1  1

Price: \$385,000

Method: Private Sale

Date: 06/10/2025

Rooms: 2

Property Type: Apartment

4/4 Villa St HEIDELBERG 3084 (VG)

Agent Comments

 1  -  -

Price: \$410,000

Method: Sale

Date: 04/08/2025

Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit