

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

7/66 BANKSIA STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Mar 2025

to

28 Feb 2026

Source

Cotality

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 6 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

7/38 BANKSIA STREET HEIDELBERG VIC 3084	\$700,000	31-Oct-25
2/153 CAPE STREET HEIDELBERG VIC 3084	\$705,000	24-Oct-25
4/176 CAPE STREET HEIDELBERG VIC 3084	\$722,000	20-Dec-25

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 6 months.~~

This Statement of Information was prepared on: 02 March 2026

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**7/38 BANKSIA STREET
HEIDELBERG VIC 3084**

 2  1  2

Sold Price **\$700,000** Sold Date **31-Oct-25**

Distance **0.39km**



**2/153 CAPE STREET HEIDELBERG
VIC 3084**

 2  1  2

Sold Price **\$705,000** Sold Date **24-Oct-25**

Distance **0.86km**



**4/176 CAPE STREET HEIDELBERG
VIC 3084**

 2  1  1

Sold Price **\$722,000** Sold Date **20-Dec-25**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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