

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

8/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$670,000

&

\$730,000

Median sale price

Median price \$665,000

Property Type Unit

Suburb Heidelberg

Period - From 01/01/2025

to

31/03/2025

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	4/77 St James Rd ROSANNA 3084	\$700,000	29/04/2025
2	2/48 St Hellier St HEIDELBERG HEIGHTS 3081	\$711,000	12/04/2025
3	5/88 Darebin St HEIDELBERG 3084	\$710,000	28/03/2025

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:

04/06/2025 14:21



Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
March quarter 2025: \$665,000

Comparable Properties



4/77 St James Rd ROSANNA 3084 (VG)

Agent Comments



Price: \$700,000
Method: Sale
Date: 29/04/2025
Property Type: Flat/Unit/Apartment (Res)



2/48 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$711,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Unit



5/88 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 28/03/2025
Property Type: Unit

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