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	81a St Hellier Street, Heidelberg Heights Vic 3081
Including suburb and	
postcode	

Indicative selling price

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

Range between \$800,000	&	\$860,000
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Median sale price

Median price	\$735,000	Pro	perty Type Un	it		Suburb	Heidelberg Heights
Period - From	01/04/2024	to	31/03/2025	So	urce	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	6/9 Porter Rd HEIDELBERG HEIGHTS 3081	\$845,000	27/04/2025
2	46 Haig St HEIDELBERG HEIGHTS 3081	\$821,000	26/02/2025
3	2/51 Dresden St HEIDELBERG HEIGHTS 3081	\$846,000	01/02/2025

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:	30/06/2025 19:27





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> **Indicative Selling Price** \$800,000 - \$860,000 **Median Unit Price** Year ending March 2025: \$735,000



Property Type: House Land Size: 389 sqm approx

Agent Comments

Comparable Properties

6/9 Porter Rd HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

Agent Comments

Agent Comments

Price: \$845,000 Method: Sale Date: 27/04/2025

Property Type: Flat/Unit/Apartment (Res)

46 Haig St HEIDELBERG HEIGHTS 3081 (REI/VG)

Price: \$821,000 Method: Private Sale Date: 26/02/2025

Property Type: Townhouse (Single)

2/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI/VG)

Price: \$846,000

Method: Sold Before Auction

Date: 01/02/2025

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996





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