

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

81a St Hellier Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between

\$770,000

&

\$840,000

Median sale price

Median price

\$735,000

Property Type

Unit

Suburb

Heidelberg Heights

Period - From

01/04/2024

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	52 Haig St HEIDELBERG HEIGHTS 3081	\$835,000	01/03/2025
2	3/32 Montgomery St HEIDELBERG HEIGHTS 3081	\$800,000	23/01/2025
3	2/95 Dresden St HEIDELBERG HEIGHTS 3081	\$790,000	28/12/2024

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:

26/05/2025 19:39

81a St Hellier Street, Heidelberg Heights Vic 3081

**Jellis
Craig**

Christopher Macey

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Indicative Selling Price

\$770,000 - \$840,000

Median Unit Price

Year ending March 2025: \$735,000



 3  2  1

Rooms: 5

Property Type: Strata Unit/Flat

Land Size: 389 sqm approx

Agent Comments

Comparable Properties



52 Haig St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  2  2

Price: \$835,000

Method: Private Sale

Date: 01/03/2025

Property Type: Townhouse (Single)



3/32 Montgomery St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

 3  1  2

Price: \$800,000

Method: Private Sale

Date: 23/01/2025

Property Type: Townhouse (Single)



2/95 Dresden St HEIDELBERG HEIGHTS 3081 (VG)

Agent Comments

 3  -  -

Price: \$790,000

Method: Sale

Date: 28/12/2024

Property Type: Flat/Unit/Apartment (Res)

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



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