

# 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

9/191 Cape Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$680,000

### Median sale price

Median price \$695,000

Property Type Unit

Suburb Heidelberg

Period - From 01/04/2025

to

30/06/2025

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 | 5/40 Station Rd ROSANNA 3084             | \$657,500 | 17/05/2025   |
| 2 | 3/51 Swanston St HEIDELBERG HEIGHTS 3081 | \$658,000 | 31/07/2025   |
| 3 | 2/38 Southern Rd HEIDELBERG HEIGHTS 3081 | \$668,000 | 18/07/2025   |

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:

09/09/2025 10:48

9/191 Cape Street, Heidelberg Vic 3084

Brett Greig  
03 9459 8111  
0431 798 237  
brettgreig@jellisrcraig.com.au



 2  1  1

**Rooms:** 4  
**Property Type:** Townhouse  
(Single)  
**Land Size:** 92 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$680,000  
**Median Unit Price**  
June quarter 2025: \$695,000

## Comparable Properties



**5/40 Station Rd ROSANNA 3084 (REI)**

**Agent Comments**

 2  2  1

**Price:** \$657,500  
**Method:** Private Sale  
**Date:** 17/05/2025  
**Property Type:** Townhouse (Single)



**3/51 Swanston St HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$658,000  
**Method:** Private Sale  
**Date:** 31/07/2025  
**Property Type:** Townhouse (Single)



**2/38 Southern Rd HEIDELBERG HEIGHTS 3081 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$668,000  
**Method:** Private Sale  
**Date:** 18/07/2025  
**Property Type:** Townhouse (Single)  
**Land Size:** 144 sqm approx

**Account - Jellis Craig** | P: 03 9459 8111



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