

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

9/3 WIMPORT 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

7/74 DAREBIN STREET HEIDELBERG VIC 3084	\$625,000	14-Feb-25
16/74 DAREBIN STREET HEIDELBERG VIC 3084	\$635,000	19-Nov-24
4/74 DAREBIN STREET HEIDELBERG VIC 3084	\$636,800	04-Mar-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: 30 June 2025

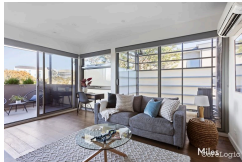


**7/74 DAREBIN STREET
HEIDELBERG VIC 3084**

2 1 1

Sold Price **\$625,000** Sold Date **14-Feb-25**

Distance **0.14km**



**16/74 DAREBIN STREET
HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$635,000** Sold Date **19-Nov-24**

Distance **0.14km**



**4/74 DAREBIN STREET
HEIDELBERG VIC 3084**

2 2 1

Sold Price **\$636,800** Sold Date **04-Mar-25**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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