Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	g01/87 Mount Street, Heidelberg Vic 3084
Including suburb and	

postcode

Indicative selling price

Property offered for sale

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

Range between \$659,000 \$679,000 &

Median sale price

Median price	\$665,000	Pro	perty 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 sixmonths 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	4/55 Yarra St HEIDELBERG 3084	\$665,000	14/02/2025
2	G01/55 Yarra St HEIDELBERG 3084	\$665,000	16/01/2025
3			

OR

В* 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:	08/05/2025 17:01









Property Type: Apartment **Land Size:** 79 sqm approx Agent Comments

Indicative Selling Price \$659,000 - \$679,000 Median Unit Price March quarter 2025: \$665,000

Stacker car space, owners corp \$1700 per quarter approx

Comparable Properties

4/55 Yarra St HEIDELBERG 3084 (VG)

2

6

Agent Comments

Price: \$665,000 Method: Sale Date: 14/02/2025

Property Type: Subdivided Flat - Single OYO Flat

G01/55 Yarra St HEIDELBERG 3084 (REI)

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2





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Agent Comments

Price: \$665,000 Method: Private Sale Date: 16/01/2025

Rooms: 4

Property Type: Apartment

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.

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





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