### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	G03/87 Mount Street, Heidelberg Vic 3084
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$590,000	&	\$640,000
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### Median sale price

Median price	\$615,000	Pro	perty Type Ur	nit		Suburb	Heidelberg
Period - From	25/07/2024	to	24/07/2025	So	urce	Property	/ Data

## 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	G01/87 Mount St HEIDELBERG 3084	\$670,000	15/06/2025
2	201/55 Yarra St HEIDELBERG 3084	\$615,000	25/02/2025
3	7/74 Darebin St HEIDELBERG 3084	\$625,000	15/02/2025

#### 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:	25/07/2025 19:32



# **JellisCraig**

Stiven Mrkela (03) 9499 7992 0410 635 201 stivenmrkela@jelliscraig.com.au

**Indicative Selling Price** \$590,000 - \$640,000 **Median Unit Price** 25/07/2024 - 24/07/2025: \$615,000



Property Type: Apartment **Agent Comments** 

Car stacker, owners corp approx. \$1700 per guarter

# Comparable Properties



G01/87 Mount St HEIDELBERG 3084 (REI)

Price: \$670,000 Method: Private Sale Date: 15/06/2025

Property Type: Apartment

**Agent Comments** 



201/55 Yarra St HEIDELBERG 3084 (REI)

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Agent Comments

Price: \$615,000 Method: Private Sale Date: 25/02/2025

Property Type: Apartment

7/74 Darebin St HEIDELBERG 3084 (REI/VG)





Price: \$625,000 Method: Private Sale Date: 15/02/2025

Rooms: 3

Property Type: Apartment

**Agent Comments** 

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





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