

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

G03/87 Mount Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Heidelberg

Period - From 25/07/2024

to

24/07/2025

Source 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	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 comparable properties 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

Stiven Mrkela

(03) 9499 7992

0410 635 201

stivenmrkela@jellisrcraig.com.au



2
 2
 1

Property Type: Apartment

Agent Comments

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

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

25/07/2024 - 24/07/2025: \$615,000

Comparable Properties

**G01/87 Mount St HEIDELBERG 3084 (REI)**

Agent Comments

2
 2
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Price: \$670,000**Method:** Private Sale**Date:** 15/06/2025**Property Type:** Apartment**201/55 Yarra St HEIDELBERG 3084 (REI)**

Agent Comments

2
 2
 1

Price: \$615,000**Method:** Private Sale**Date:** 25/02/2025**Property Type:** Apartment**7/74 Darebin St HEIDELBERG 3084 (REI/VG)**

Agent Comments

2
 1
 1

Price: \$625,000**Method:** Private Sale**Date:** 15/02/2025**Rooms:** 3**Property Type:** Apartment

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