

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

1/33 HAIG STREET HEIDELBERG HEIGHTS VIC 3081

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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,500

Property type

Unit

Suburb

Heidelberg Heights

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

2/34 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081	\$792,000	16-Nov-24
1/15 MCEWAN ROAD HEIDELBERG HEIGHTS VIC 3081	\$815,000	01-Mar-25
3/79 BROWN STREET HEIDELBERG VIC 3084	\$800,000	14-Apr-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.

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**2/34 ALTONA STREET
HEIDELBERG HEIGHTS VIC 3081**

3 1 2

Sold Price **\$792,000** Sold Date **16-Nov-24**

Distance **0.21km**



**1/15 MCEWAN ROAD HEIDELBERG
HEIGHTS VIC 3081**

3 1 2

Sold Price **\$815,000** Sold Date **01-Mar-25**

Distance **0.6km**



**3/79 BROWN STREET HEIDELBERG
VIC 3084**

3 1 2

Sold Price **\$800,000** Sold Date **14-Apr-25**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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