

# 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

106/55 Yarra Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$740,000 & \$780,000

### Median sale price

Median price \$649,750 Property Type Unit Suburb Heidelberg

Period - From 01/07/2022 to 30/06/2023 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 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	208/91 Darebin St HEIDELBERG 3084	\$765,000	22/06/2023
2	304/91 Darebin St HEIDELBERG 3084	\$752,500	19/04/2023
3			

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:

27/09/2023 12:11



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$740,000 - \$780,000  
**Median Unit Price**  
Year ending June 2023: \$649,750

## Comparable Properties



**208/91 Darebin St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$765,000  
**Method:** Private Sale  
**Date:** 22/06/2023  
**Property Type:** Apartment



**304/91 Darebin St HEIDELBERG 3084 (REI)**

Agent Comments



**Price:** \$752,500  
**Method:** Private Sale  
**Date:** 19/04/2023  
**Property Type:** Unit

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.