

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

2/65 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$680,000 & \$720,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Heidelberg

Period - From 01/01/2026 to 31/03/2026 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	7/43 Rosanna Rd HEIDELBERG 3084	\$717,000	25/03/2026
2	9/191 Cape St HEIDELBERG 3084	\$695,000	02/12/2025
3	7/38-40 Banksia St HEIDELBERG 3084	\$700,000	31/10/2025

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:

30/04/2026 11:34

2/65 Hawdon Street, Heidelberg Vic 3084

Thomas Bechelli
9459 8111
0413 181 461
thomasbechelli@jellisrcraig.com.au



 2  1  1

Rooms: 3
Property Type: Unit
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
March quarter 2026: \$645,000

Comparable Properties



7/43 Rosanna Rd HEIDELBERG 3084 (REI)

Agent Comments

 2  1  2

Price: \$717,000
Method: Private Sale
Date: 25/03/2026
Property Type: Unit
Land Size: 205 sqm approx



9/191 Cape St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  1

Price: \$695,000
Method: Private Sale
Date: 02/12/2025
Property Type: Townhouse (Res)



7/38-40 Banksia St HEIDELBERG 3084 (REI)

Agent Comments

 2  1  2

Price: \$700,000
Method: Private Sale
Date: 31/10/2025
Property Type: Unit

Account - Jellis Craig | P: 03 9459 8111



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