

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

2/9 Clyde Court, Heidelberg Vic 3084

Indicative selling price

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

Range between \$870,000

&

\$950,000

Median sale price

Median price \$640,000

Property Type Unit

Suburb Heidelberg

Period - From 01/04/2026

to

30/06/2026

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	3/3 Golf Av ROSANNA 3084	\$845,000	18/08/2026
2	2/27 Ellesmere Pde ROSANNA 3084	\$911,000	24/07/2026
3	2/14 Edgar St HEIDELBERG 3084	\$935,000	23/07/2026

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:

15/09/2026 14:00

2/9 Clyde Court, Heidelberg Vic 3084

Greg Taylor
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3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$870,000 - \$950,000

Median Unit Price

June quarter 2026: \$640,000

Comparable Properties



3/3 Golf Av ROSANNA 3084 (REI)

Agent Comments

3 1 2

Price: \$845,000

Method: Private Sale

Date: 18/08/2026

Property Type: Villa



2/27 Ellesmere Pde ROSANNA 3084 (REI)

Agent Comments

3 2 2

Price: \$911,000

Method: Private Sale

Date: 24/07/2026

Rooms: 4

Property Type: Unit



2/14 Edgar St HEIDELBERG 3084 (REI)

Agent Comments

3 2 2

Price: \$935,000

Method: Private Sale

Date: 23/07/2026

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9459 8111



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