

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

209/87 Mount Street, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$620,000

&

\$660,000

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	5/3 Cartmell St HEIDELBERG 3084	\$630,000	28/04/2026
2	205/3 Cartmell St HEIDELBERG 3084	\$650,000	07/04/2026
3	2/74 Darebin St HEIDELBERG 3084	\$640,000	18/02/2026

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:

11/08/2026 15:46

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Property Type: Apartment
Land Size: 90m2 sqm approx
Agent Comments

Indicative Selling Price
\$620,000 - \$660,000
Median Unit Price
June quarter 2026: \$640,000

Comparable Properties

5/3 Cartmell St HEIDELBERG 3084 (VG)

Agent Comments

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Price: \$630,000
Method: Sale
Date: 28/04/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single
OYO Unit



205/3 Cartmell St HEIDELBERG 3084 (REI)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 07/04/2026
Property Type: Apartment



2/74 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments

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Price: \$640,000
Method: Private Sale
Date: 18/02/2026
Property Type: Apartment