

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

34 Powlett Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$1,850,000

&

\$2,000,000

Median sale price

Median price \$1,512,500

Property Type House

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	104 Studley Rd EAGLEMONT 3084	\$2,000,000	18/03/2026
2	21 Leonard St HEIDELBERG HEIGHTS 3081	\$2,000,000	19/02/2026
3	59 Darebin St HEIDELBERG 3084	\$1,880,000	26/11/2025

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:

28/04/2026 15:52



4 2 2

Rooms: 6
Property Type: House
Land Size: 664 sqm approx
Agent Comments

Indicative Selling Price
\$1,850,000 - \$2,000,000
Median House Price
March quarter 2026: \$1,512,500

Comparable Properties



104 Studley Rd EAGLEMONT 3084 (REI)

Agent Comments

4 4 2

Price: \$2,000,000
Method: Sold Before Auction
Date: 18/03/2026
Property Type: House (Res)



21 Leonard St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments

4 3 3

Price: \$2,000,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 678 sqm approx



59 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments

3 2 3

Price: \$1,880,000
Method: Private Sale
Date: 26/11/2025
Property Type: House (Res)
Land Size: 577 sqm approx

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