

# 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

6a Milton Court, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$820,000 & \$880,000

### Median sale price

Median price \$995,000 Property Type House Suburb Heidelberg Heights

Period - From 26/03/2023 to 25/03/2024 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.

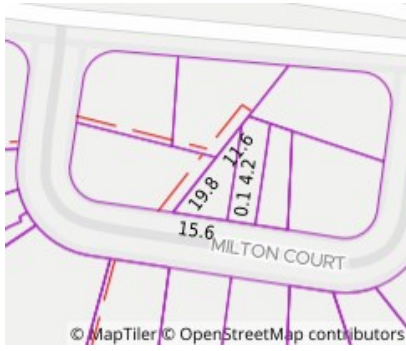
	Address of comparable property	Price	Date of sale
1	3/59 Altona St HEIDELBERG HEIGHTS 3081	\$870,000	24/01/2024
2	4/34 Miller St HEIDELBERG HEIGHTS 3081	\$829,500	15/12/2023
3	85 Altona St HEIDELBERG HEIGHTS 3081	\$820,000	01/10/2023

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: 26/03/2024 11:35

# 6a Milton Court, Heidelberg Heights Vic 3081



 3  2  1

**Property Type:** House  
**Land Size:** 213m2 sqm approx  
**Agent Comments**  
Brand New

**Indicative Selling Price**  
\$820,000 - \$880,000  
**Median House Price**  
26/03/2023 - 25/03/2024: \$995,000

## Comparable Properties



**3/59 Altona St HEIDELBERG HEIGHTS 3081** [Agent Comments](#)  
(REI)

 3  2  1

**Price:** \$870,000  
**Method:** Private Sale  
**Date:** 24/01/2024  
**Property Type:** Townhouse (Single)



**4/34 Miller St HEIDELBERG HEIGHTS 3081** [Agent Comments](#)  
(REI)

 3  2  2

**Price:** \$829,500  
**Method:** Private Sale  
**Date:** 15/12/2023  
**Property Type:** Townhouse (Single)



**85 Altona St HEIDELBERG HEIGHTS 3081** [Agent Comments](#)  
(REI)

 3  2  1

**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 01/10/2023  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 241 sqm approx

**Account - Jellis Craig** | P: 03 94598111



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