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	101B/12 POWLETT STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	$600,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	Unit	Suburb	Heidelberg
Period-from	01 Mar 2025	to	28 Feb 2026	Source	Cotality

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 6 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
4/9 MARTIN STREET HEIDELBERG VIC 3084	$595,000	05-Sep-25
5/9 MARTIN STREET HEIDELBERG VIC 3084	$595,000	05-Sep-25
1/1 POWLETT STREET HEIDELBERG VIC 3084	$580,000	06-Jan-26

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 6 months.~~

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4/9 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price **$595,000** Sold Date **05-Sep-25**

Distance **0.03km**



5/9 MARTIN STREET HEIDELBERG VIC 3084

2 2 1

Sold Price RS **$595,000** Sold Date **05-Sep-25**

Distance **0.03km**



1/1 POWLETT STREET HEIDELBERG VIC 3084

2 2 1

Sold Price **$580,000** Sold Date **06-Jan-26**

Distance **0.1km**

RS = Recent sale **UN** = Undisclosed Sale

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