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	402b/12 Powlett Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $595,000 & $650,000

Median sale price

Median price $595,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2025 to 30/09/2025 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	411/443 Upper Heidelberg Rd IVANHOE 3079	$580,000	03/11/2025
2	4/9 Martin St HEIDELBERG 3084	$595,000	26/08/2025
3	6/74 Darebin St HEIDELBERG 3084	$620,000	14/07/2025

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.~~

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402b/12 Powlett Street, Heidelberg Vic 3084

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Property Type:
Agent Comments

Indicative Selling Price
$595,000 - $650,000
Median Unit Price
September quarter 2025: $595,000

Comparable Properties



411/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 2 1

Price: $580,000
Method: Private Sale
Date: 03/11/2025
Property Type: Apartment

Agent Comments

4/9 Martin St HEIDELBERG 3084 (REI)

2 2 1

Price: $595,000
Method: Private Sale
Date: 26/08/2025
Property Type: Apartment

Agent Comments



6/74 Darebin St HEIDELBERG 3084 (REI)

2 2 1

Price: $620,000
Method: Private Sale
Date: 14/07/2025
Property Type: Apartment

Agent Comments

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