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: 8/109 Heidelberg Road, Clifton Hill Vic 3068

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $745,000 Property Type Unit Suburb Clifton Hill

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	5/247 Heidelberg Rd NORTHCOTE 3070	$308,500	23/10/2025
2	2/110 Miller St FITZROY NORTH 3068	$340,000	29/08/2025
3	4/361 Heidelberg Rd FAIRFIELD 3078	$360,000	21/08/2025

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: 18/12/2025 16:01

8/109 Heidelberg Road, Clifton Hill Vic 3068

JellisCraig

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$320,000 - $350,000
Median Unit Price
September quarter 2025: $745,000

Comparable Properties



5/247 Heidelberg Rd NORTHCOTE 3070 (REI/VG)

1 1 1

Price: $308,500
Method: Private Sale
Date: 23/10/2025
Property Type: Apartment

Agent Comments

On the same Road, similar home within 2km



2/110 Miller St FITZROY NORTH 3068 (REI/VG)

1 1 -

Price: $340,000
Method: Private Sale
Date: 29/08/2025
Property Type: Apartment
Land Size: 866 sqm approx

Agent Comments

Similar style home (Had parking contrary to the icon) Within 2km in the same parkin



4/361 Heidelberg Rd FAIRFIELD 3078 (VG)

1 - -

Price: $360,000
Method: Sale
Date: 21/08/2025
Property Type: Strata Unit/Flat

Agent Comments

On the same Road, similar home within 2km

REIV THE DIFFERENCE | propertydata.com.au

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