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	5/7 Bronte Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $1,125,000 & $1,175,000

Median sale price

Median price $1,505,000 Property Type House Suburb Heidelberg

Period - From 01/04/2025 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	193A Banksia St IVANHOE 3079	$1,100,000	01/04/2026
2	2/39 St Andrews Av ROSANNA 3084	$1,235,000	10/12/2025
3	4/5-9 Castle St EAGLEMONT 3084	$1,250,000	02/12/2025

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: 16/04/2026 13:36

5/7 Bronte Street, Heidelberg Vic 3084

JellisCraig

Stefan Bontempelli
9499 7992
0413 014 844
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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,125,000 - $1,175,000
Median House Price
Year ending March 2026: $1,505,000

Comparable Properties



193A Banksia St IVANHOE 3079 (REI)

3 2 2

Price: $1,100,000
Method: Sold Before Auction
Date: 01/04/2026
Property Type: Townhouse (Res)

Agent Comments



2/39 St Andrews Av ROSANNA 3084 (REI/VG)

3 2 2

Price: $1,235,000
Method: Sold Before Auction
Date: 10/12/2025
Property Type: Townhouse (Res)

Agent Comments



4/5-9 Castle St EAGLEMONT 3084 (REI)

3 1 2

Price: $1,250,000
Method: Private Sale
Date: 02/12/2025
Property Type: Townhouse (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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