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	31 St Hellier Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $850,000 & $900,000

Median sale price

Median price $950,000 Property Type House Suburb Heidelberg Heights

Period - From 01/01/2026 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	1/42 Grandview Gr ROSANNA 3084	$865,000	14/03/2026
2	25 Avoca St HEIDELBERG 3084	$909,000	14/03/2026
3			

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: 14/04/2026 10:57

31 St Hellier Street, Heidelberg Heights Vic 3081



3 2 2

Property Type: House
Land Size: 303 sqm approx

Agent Comments

Indicative Selling Price
$850,000 - $900,000
Median House Price
March quarter 2026: $950,000

Comparable Properties



1/42 Grandview Gr ROSANNA 3084 (REI)

3 1 1

Price: $865,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 4
Property Type: Unit

Agent Comments



25 Avoca St HEIDELBERG 3084 (REI)

3 1 2

Price: $909,000
Method: Auction Sale
Date: 14/03/2026
Rooms: 4
Property Type: House (Res)
Land Size: 359 sqm approx

Agent Comments

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.

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089

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