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	2/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between $390,000 & $420,000

Median sale price

Median price $650,000 Property Type Unit Suburb Heidelberg

Period - From 01/01/2025 to 31/12/2025 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	207/3 Cartmell St HEIDELBERG 3084	$390,000	03/12/2025
2	6/40 Rosanna Rd HEIDELBERG 3084	$418,000	16/10/2025
3	3.02/68-72 Cape St HEIDELBERG 3084	$442,000	04/09/2025

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: 21/01/2026 11:30

2/40 Rosanna Road, Heidelberg Vic 3084

JellisCraig

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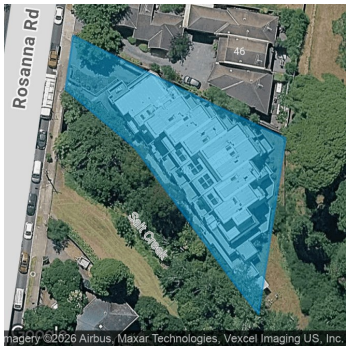

1 1 1

Rooms: 3
Property Type: Apartment

Agent Comments

Indicative Selling Price
$390,000 - $420,000
Median Unit Price
Year ending December 2025: $650,000

Comparable Properties



207/3 Cartmell St HEIDELBERG 3084 (REI)

1 1 1

Price: $390,000
Method: Private Sale
Date: 03/12/2025
Property Type: Apartment

Agent Comments



6/40 Rosanna Rd HEIDELBERG 3084 (REI/VG)

1 1 1

Price: $418,000
Method: Private Sale
Date: 16/10/2025
Property Type: Unit

Agent Comments



3.02/68-72 Cape St HEIDELBERG 3084 (REI)

1 1 1

Price: $442,000
Method: Private Sale
Date: 04/09/2025
Rooms: 2
Property Type: Apartment

Agent Comments

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