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	14/74 Darebin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $525,000 & $545,000

Median sale price

Median price $642,000 Property Type Unit Suburb Heidelberg

Period - From 01/07/2025 to 30/06/2026 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	108/443 Upper Heidelberg Rd IVANHOE 3079	$540,000	21/04/2026
2	9/40 Rosanna Rd HEIDELBERG 3084	$535,000	30/03/2026
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: 16/07/2026 09:36

14/74 Darebin Street, Heidelberg Vic 3084



Property Type:
Agent Comments

Indicative Selling Price
$525,000 - $545,000
Median Unit Price
Year ending June 2026: $642,000

443 Upper Heidelberg Road is a larger complex 40 Rosanna Road is a busier thoroughfare

Comparable Properties



108/443 Upper Heidelberg Rd IVANHOE 3079 (REI)

2 2 2

Price: $540,000
Method: Private Sale
Date: 21/04/2026
Property Type: Apartment

Agent Comments



9/40 Rosanna Rd HEIDELBERG 3084 (REI/VG)

2 1 1

Price: $535,000
Method: Private Sale
Date: 30/03/2026
Property Type: Apartment

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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