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<br>Including suburb and postcode | 5/5 James Street, Heidelberg Heights Vic 3081 |

## Indicative selling price

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

Range between $565,000 & $580,000

## Median sale price

Median price $730,000 Property Type Unit Suburb Heidelberg Heights

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 | 7/68 Brown St HEIDELBERG 3084 | $555,000 | 23/06/2026 |
| 2 | 12/40 Rosanna Rd HEIDELBERG 3084 | $575,000 | 27/05/2026 |
| 3 | 9/68 Brown St HEIDELBERG 3084 | $575,000 | 26/05/2026 |

**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: 04/08/2026 11:20

# 5/5 James Street, Heidelberg Heights Vic 3081




2 1 1

**Property Type:** Unit

Agent Comments

**Indicative Selling Price**
$565,000 - $580,000
**Median Unit Price**
Year ending June 2026: $730,000

## Comparable Properties



**7/68 Brown St HEIDELBERG 3084 (REI)**

2 1 1

**Price:** $555,000
**Method:** Private Sale
**Date:** 23/06/2026
**Rooms:** 3
**Property Type:** Unit

Agent Comments



**12/40 Rosanna Rd HEIDELBERG 3084 (REI/VG)**

2 1 1

**Price:** $575,000
**Method:** Private Sale
**Date:** 27/05/2026
**Property Type:** Apartment

Agent Comments



**9/68 Brown St HEIDELBERG 3084 (REI)**

2 1 1

**Price:** $575,000
**Method:** Private Sale
**Date:** 26/05/2026
**Property Type:** Unit

Agent Comments

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

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