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	4/54 Banksia Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $690,000 & $720,000

Median sale price

Median price $755,500 Property Type Townhouse Suburb Heidelberg

Period - From 08/09/2025 to 07/09/2026 Source Property Data

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	6/81 Rosanna Rd HEIDELBERG 3084	$710,000	11/07/2026
2	2/65 Hawdon St HEIDELBERG 3084	$750,000	30/05/2026
3	1/119 Brown St HEIDELBERG 3084	$642,000	30/03/2026

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: 08/09/2026 14:27

4/54 Banksia Street, Heidelberg Vic 3084

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2 1 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$690,000 - $720,000
Median Townhouse Price
08/09/2025 - 07/09/2026: $755,500

Comparable Properties



6/81 Rosanna Rd HEIDELBERG 3084 (REI)

2 1 1

Price: $710,000
Method: Private Sale
Date: 11/07/2026
Property Type: Unit

Agent Comments



2/65 Hawdon St HEIDELBERG 3084 (REI)

2 1 1

Price: $750,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit
Land Size: 152 sqm approx

Agent Comments



1/119 Brown St HEIDELBERG 3084 (REI)

2 1 1

Price: $642,000
Method: Private Sale
Date: 30/03/2026
Property Type: Unit

Agent Comments

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