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	10 Golders Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,513,500 Property Type House 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	13 Laane Av ROSANNA 3084	$1,678,000	26/08/2026
2	31 Anderson St HEIDELBERG 3084	$1,510,000	22/07/2026
3	14 Phillips Cr ROSANNA 3084	$1,560,000	09/04/2026

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: 10/09/2026 09:38

10 Golders Street, Heidelberg Vic 3084



3

Rooms: 7
Property Type: House
Land Size: 698.806 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
Year ending June 2026: $1,513,500

Comparable Properties



13 Laane Av ROSANNA 3084 (REI)

4 2 2

Price: $1,678,000
Method: Private Sale
Date: 26/08/2026
Property Type: House
Land Size: 700 sqm approx

Agent Comments



31 Anderson St HEIDELBERG 3084 (REI/VG)

4 2 4

Price: $1,510,000
Method: Private Sale
Date: 22/07/2026
Property Type: House (Res)
Land Size: 746 sqm approx

Agent Comments



14 Phillips Cr ROSANNA 3084 (REI/VG)

4 2 2

Price: $1,560,000
Method: Sold Before Auction
Date: 09/04/2026
Rooms: 7
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments

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

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