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	2/7 Andrews Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $830,000 & $910,000

Median sale price

Median price $730,000 Property Type Townhouse Suburb Heidelberg

Period - From 14/05/2024 to 13/05/2025 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	5/14-16 Rosanna Rd HEIDELBERG 3084	$904,000	21/02/2025
2	5/79 Darebin St HEIDELBERG 3084	$892,000	29/01/2025
3	5/7 Andrews St HEIDELBERG 3084	$890,000	01/01/2025

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: 14/05/2025 10:06

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$830,000 - $910,000
Median Townhouse Price
14/05/2024 - 13/05/2025: $730,000

Comparable Properties



5/14-16 Rosanna Rd HEIDELBERG 3084 (REI)

3 2 2

Price: $904,000
Method: Private Sale
Date: 21/02/2025
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



5/79 Darebin St HEIDELBERG 3084 (REI/VG)

3 2 2

Price: $892,000
Method: Private Sale
Date: 29/01/2025
Property Type: Townhouse (Single)

Agent Comments



5/7 Andrews St HEIDELBERG 3084 (REI/VG)

3 2 2

Price: $890,000
Method: Private Sale
Date: 01/01/2025
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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