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	89 Altona Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $740,000 & $770,000

Median sale price

Median price $725,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/01/2024 to 31/03/2024 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	4/21 Thames St HEIDELBERG HEIGHTS 3081	$735,000	08/06/2024
2	3/44 Porter Rd HEIDELBERG HEIGHTS 3081	$715,000	16/04/2024
3	2/17 South Cr HEIDELBERG WEST 3081	$712,000	16/05/2024

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: 02/07/2024 16:22

89 Altona Street, Heidelberg Heights Vic 3081

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2 2 1

Property Type: Townhouse - Own Title

Agent Comments

Own Street Frontage

Indicative Selling Price
$740,000 - $770,000
Median Unit Price
March quarter 2024: $725,000

Comparable Properties



4/21 Thames St HEIDELBERG HEIGHTS 3081 (REI)

2 1 1

Price: $735,000
Method: Sold Before Auction
Date: 08/06/2024
Property Type: Townhouse (Res)

Agent Comments



3/44 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

2 2 1

Price: $715,000
Method: Private Sale
Date: 16/04/2024
Property Type: Townhouse (Single)

Agent Comments



2/17 South Cr HEIDELBERG WEST 3081 (REI)

2 1 1

Price: $712,000
Method: Private Sale
Date: 16/05/2024
Property Type: Townhouse (Res)
Land Size: 139 sqm approx

Agent Comments

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