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	11 Glover Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between $750,000 & $780,000

Median sale price

Median price $1,110,000 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2024 to 30/06/2024 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	192 Southern Rd HEIDELBERG WEST 3081	$742,500	20/05/2024
2	194 Oriel Rd HEIDELBERG WEST 3081	$775,000	27/06/2024
3	19 Collins St HEIDELBERG HEIGHTS 3081	$790,000	19/04/2024

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: 04/10/2024 09:10

11 Glover Street, Heidelberg Heights Vic 3081

Matthew McIntosh
03 9403 9300
0457 193 014
matthewmcintosh@jelliscraig.com.au

Indicative Selling Price
$750,000 - $780,000
Median House Price
June quarter 2024: $1,110,000



2 1 1

Property Type: House (Res)
Land Size: 432 sqm approx

Agent Comments

Comparable Properties



192 Southern Rd HEIDELBERG WEST 3081 (VG)

3 - -

Price: $742,500
Method: Sale
Date: 20/05/2024
Property Type: House (Res)
Land Size: 446 sqm approx

Agent Comments



194 Oriel Rd HEIDELBERG WEST 3081 (REI)

2 1 1

Price: $775,000
Method: Private Sale
Date: 27/06/2024
Property Type: House (Res)
Land Size: 604 sqm approx

Agent Comments



19 Collins St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 1 -

Price: $790,000
Method: Private Sale
Date: 19/04/2024
Rooms: 4
Property Type: House (Res)
Land Size: 622 sqm approx

Agent Comments

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