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	12 St James Road, Heidelberg Vic 3084

Indicative selling price

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

Range between $1,600,000 & $1,650,000

Median sale price

Median price $1,390,000 Property Type House Suburb Heidelberg

Period - From 01/10/2023 to 30/09/2024 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	43 Silk St ROSANNA 3084	$1,600,000	03/12/2024
2	6 Golf Av ROSANNA 3084	$1,697,000	30/11/2024
3	17 Stanton Cr ROSANNA 3084	$1,630,000	10/08/2024

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: 06/12/2024 12:26

12 St James Road, Heidelberg Vic 3084

Nelson Alexander



4 2 2

Property Type: House
Land Size: 707 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,650,000
Median House Price
Year ending September 2024: $1,390,000

Comparable Properties



43 Silk St ROSANNA 3084 (REI)

5 4 3

Price: $1,600,000
Method: Private Sale
Date: 03/12/2024
Property Type: House
Land Size: 688 sqm approx

Agent Comments



6 Golf Av ROSANNA 3084 (REI)

4 2 1

Price: $1,697,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 569 sqm approx

Agent Comments



17 Stanton Cr ROSANNA 3084 (REI/VG)

4 2 2

Price: $1,630,000
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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