103/82 Hawdon Street, Heidelberg VIC 3084



1 Bed 1 Bath - Car
Property Type: Apartment
Indicative Selling Price
$320,000- $350,000
Median House Price
Year ending March 2025: $638,400

Comparable Properties



9/443 Upper Heidelberg Road, Ivanhoe 3079 (REI)

1 Bed 1 Bath - Car
Price: $330,000
Method: Sale
Date: 17/04/2025
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit
Agent Comments: This property has the following in comparison: Similar location, Inferior condition & Similar accommodation



509/443 Upper Heidelberg Road, Ivanhoe 3079 (REI)

1 Bed 1 Bath - Car
Price: $330,000
Method: Private Sale
Date: 17/04/2025
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Inferior condition & Similar accommodation



13/18-22 Bell Street, Heidelberg Heights 3081 (REI)

1 Bed 1 Bath 1 Car
Price: $349,000
Method: Sale
Date: 05/02/2025
Property Type: Apartment
Agent Comments: This property has the following in comparison: Similar location, Similar condition & Superior accommodation

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode: 103/82 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $320,000 & $350,000

Median sale price

Median price $638,400 Unit x Suburb Heidelberg

Period - From 01/04/2024 to 31/03/2025 Source REIV

Comparable property sales

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
9/443 Upper Heidelberg Road, IVANHOE 3079	$330,000	17/04/2025
509/443 Upper Heidelberg Road, IVANHOE 3079	$330,000	17/04/2025
13/18-22 Bell Street, HEIDELBERG HEIGHTS 3081	$349,000	05/02/2025

This Statement of Information was prepared on: 20/06/2025 16:45