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	3/7 Andrews Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $895,000 & $980,000

Median sale price

Median price $735,000 Property Type Townhouse Suburb Heidelberg

Period - From 27/05/2024 to 26/05/2025 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	3/11 Miller St HEIDELBERG HEIGHTS 3081	$900,000	16/05/2025
2	2/132 Graham Rd VIEWBANK 3084	$942,000	03/04/2025
3	2/10 Clyde Ct HEIDELBERG 3084	$920,000	18/02/2025

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: 27/05/2025 11:39

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$895,000 - $980,000
Median Townhouse Price
27/05/2024 - 26/05/2025: $735,000

Comparable Properties



3/11 Miller St HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $900,000
Method: Private Sale
Date: 16/05/2025
Property Type: Townhouse (Single)

Agent Comments



2/132 Graham Rd VIEWBANK 3084 (REI)

3 2 2

Price: $942,000
Method: Auction Sale
Date: 03/04/2025
Property Type: Townhouse (Res)

Agent Comments



2/10 Clyde Ct HEIDELBERG 3084 (REI/VG)

3 2 2

Price: $920,000
Method: Private Sale
Date: 18/02/2025
Property Type: Townhouse (Single)

Agent Comments

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

REIV THE DIFFERENCE

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