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: 5/79 Darebin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between: $820,000 & $897,500

Median sale price

Median price: $735,000 Property Type: Townhouse Suburb: Heidelberg

Period - From: 14/01/2024 to: 13/01/2025 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	22/127 Hawdon St HEIDELBERG 3084	$875,000	27/10/2024
2	1/56 Darebin St HEIDELBERG 3084	$880,000	30/08/2024
3			

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: 14/01/2025 15:41

5/79 Darebin Street, Heidelberg Vic 3084

Nelson Alexander



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$820,000 - $897,500
Median Townhouse Price
14/01/2024 - 13/01/2025: $735,000

Comparable Properties



22/127 Hawdon St HEIDELBERG 3084 (REI/VG)

3 1 2

Price: $875,000
Method: Private Sale
Date: 27/10/2024
Rooms: 5
Property Type: Townhouse (Res)

Agent Comments



1/56 Darebin St HEIDELBERG 3084 (REI/VG)

3 1 1

Price: $880,000
Method: Private Sale
Date: 30/08/2024
Property Type: Townhouse (Res)
Land Size: 258 sqm approx

Agent Comments

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.

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

REIV THE DIFFERENCE

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