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	2/64 Martin Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $735,000 Property Type Townhouse Suburb Heidelberg

Period - From 07/01/2024 to 06/01/2025 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	7/9 Porter Rd HEIDELBERG HEIGHTS 3081	$840,000	22/11/2024
2	4/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081	$855,000	18/11/2024
3	22/127 Hawdon St HEIDELBERG 3084	$875,000	27/10/2024

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: 07/01/2025 10:58

2/64 Martin Street, Heidelberg Vic 3084

Nelson Alexander



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Townhouse Price
07/01/2024 - 06/01/2025: $735,000

Comparable Properties



7/9 Porter Rd HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $840,000
Method: Private Sale
Date: 22/11/2024
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments



4/65 Outhwaite Rd HEIDELBERG HEIGHTS 3081 (REI)

3 2 2

Price: $855,000
Method: Private Sale
Date: 18/11/2024
Property Type: Townhouse (Single)

Agent Comments



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

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

REIV THE DIFFERENCE

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