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	30 Haig Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price $1,185,000

Median sale price

Median price $911,000 Property Type House Suburb Heidelberg Heights

Period - From 01/04/2024 to 31/03/2025 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	20 Finlayson St ROSANNA 3084	$1,135,000	14/05/2025
2	17 Manton St HEIDELBERG 3084	$1,165,000	01/05/2025
3	47 Davies St ROSANNA 3084	$1,150,000	31/03/2025

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: 03/06/2025 08:53

30 Haig Street, Heidelberg Heights Vic 3081



2 1 2

Property Type: House
Land Size: 804 sqm approx

Agent Comments

Indicative Selling Price
$1,185,000
Median House Price
Year ending March 2025: $911,000

Comparable Properties



20 Finlayson St ROSANNA 3084 (REI)

3 1 1

Price: $1,135,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 774 sqm approx

Agent Comments



17 Manton St HEIDELBERG 3084 (REI)

4 1 1

Price: $1,165,000
Method: Sold Before Auction
Date: 01/05/2025
Rooms: 5
Property Type: House (Res)
Land Size: 566 sqm approx

Agent Comments



47 Davies St ROSANNA 3084 (REI)

3 1 2

Price: $1,150,000
Method: Private Sale
Date: 31/03/2025
Property Type: House (Res)
Land Size: 573 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

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