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	29 Mortimer Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,480,000 Property Type House Suburb Heidelberg

Period - From 01/01/2025 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	22 Olive Gr HEIDELBERG 3084	$1,410,000	12/04/2025
2	28 Hodgson St HEIDELBERG 3084	$1,680,000	09/04/2025
3	102 St James Rd HEIDELBERG 3084	$1,307,500	22/02/2025

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: 23/04/2025 11:57

29 Mortimer Street, Heidelberg Vic 3084



3 2 2

Property Type: House
Land Size: 935 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
March quarter 2025: $1,480,000

Comparable Properties



22 Olive Gr HEIDELBERG 3084 (REI)

4 2 2

Price: $1,410,000
Method: Auction Sale
Date: 12/04/2025
Property Type: House (Res)
Land Size: 710 sqm approx

Agent Comments



28 Hodgson St HEIDELBERG 3084 (REI)

4 2 4

Price: $1,680,000
Method: Private Sale
Date: 09/04/2025
Rooms: 7
Property Type: House (Res)
Land Size: 953 sqm approx

Agent Comments



102 St James Rd HEIDELBERG 3084 (REI)

3 1 3

Price: $1,307,500
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 921 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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