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<br>Including suburb and postcode | 90 Brown Street, Heidelberg Vic 3084 |

## Indicative selling price

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

Range between $1,500,000 & $1,550,000

## Median sale price

Median price $1,678,000 Property Type House Suburb Heidelberg

Period - From 01/07/2025 to 30/09/2025 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 | 9 Louise St HEIDELBERG 3084 | $1,507,000 | 04/09/2025 |
| 2 | 4 Golders St HEIDELBERG 3084 | $1,550,000 | 22/07/2025 |
| 3 | 3/4 Cape St EAGLEMONT 3084 | $1,565,000 | 19/06/2025 |

**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: 13/10/2025 11:59

90 Brown Street, Heidelberg Vic 3084

Nelson Alexander

Liz Walker
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3 2 2

**Property Type:** House
**Land Size:** 584 sqm approx

Agent Comments

**Indicative Selling Price**
$1,500,000 - $1,550,000
**Median House Price**
September quarter 2025: $1,678,000

# Comparable Properties



**9 Louise St HEIDELBERG 3084 (REI)**

3 1 2

**Price:** $1,507,000
**Method:** Sold Before Auction
**Date:** 04/09/2025
**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 809 sqm approx

Agent Comments

Slightly bigger block but only has 1 bathroom



**4 Golders St HEIDELBERG 3084 (REI/VG)**

3 1 1

**Price:** $1,550,000
**Method:** Private Sale
**Date:** 22/07/2025
**Rooms:** 5
**Property Type:** House (Res)
**Land Size:** 695 sqm approx

Agent Comments



**3/4 Cape St EAGLEMONT 3084 (REI)**

4 2 2

**Price:** $1,565,000
**Method:** Sold Before Auction
**Date:** 19/06/2025
**Rooms:** 6
**Property Type:** Unit

Agent Comments



REIV THE DIFFERENCE | propertydata.com.au

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