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: 63 Dresden Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between: $1,650,000 & $1,700,000

Median sale price

Median price: $900,000 Property Type: House Suburb: Heidelberg Heights

Period - From: 01/07/2024 to: 30/06/2025 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	28 Hodgson St HEIDELBERG 3084	$1,680,000	09/04/2025
2	150 Cape St HEIDELBERG 3084	$1,700,000	14/03/2025
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: 13/08/2025 08:32

63 Dresden Street, Heidelberg Heights Vic 3081

Nelson Alexander

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Property Type: House

Agent Comments

Indicative Selling Price
$1,650,000 - $1,700,000
Median House Price
Year ending June 2025: $900,000

Comparable Properties



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



150 Cape St HEIDELBERG 3084 (REI/VG)

4 2 4

Price: $1,700,000
Method: Sold Before Auction
Date: 14/03/2025
Property Type: House (Res)
Land Size: 557 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.

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