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 | 47 Gotha Street, Heidelberg Heights Vic 3081 |

## Indicative selling price

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

Single price $840,000

## Median sale price

Median price $882,000 Property Type House Suburb Heidelberg Heights

Period - From 01/10/2024 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 | 14a Glover St HEIDELBERG HEIGHTS 3081 | $815,000 | 24/09/2025 |
| 2 | 21 Miller St HEIDELBERG HEIGHTS 3081 | $865,000 | 16/08/2025 |
| 3 | 14a Law St HEIDELBERG HEIGHTS 3081 | $808,888 | 13/08/2025 |

**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: 25/10/2025 12:37

# 47 Gotha Street, Heidelberg Heights Vic 3081

JellisCraig




3 1 1

**Property Type:** House
**Land Size:** 300 sqm approx

Agent Comments

**Indicative Selling Price**
$840,000
**Median House Price**
Year ending September 2025: $882,000

## Comparable Properties



### 14a Glover St HEIDELBERG HEIGHTS 3081 (REI)

2 1 2

**Price:** $815,000
**Method:** Private Sale
**Date:** 24/09/2025
**Property Type:** House (Res)

Agent Comments




### 21 Miller St HEIDELBERG HEIGHTS 3081 (REI/VG)

2 2 2

**Price:** $865,000
**Method:** Auction Sale
**Date:** 16/08/2025
**Property Type:** House (Res)

Agent Comments



### 14a Law St HEIDELBERG HEIGHTS 3081 (REI/VG)

3 2 2

**Price:** $808,888
**Method:** Private Sale
**Date:** 13/08/2025
**Property Type:** Townhouse (Single)
**Land Size:** 240 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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