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 | 11 Eden Street, Heidelberg Heights Vic 3081 |

## Indicative selling price

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

Range between $850,000 & $890,000

## 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 | 90 Lloyd St HEIDELBERG HEIGHTS 3081 | $880,000 | 04/10/2025 |
| 2 | 21 Miller St HEIDELBERG HEIGHTS 3081 | $865,000 | 16/08/2025 |
| 3 | 44 Marie Av HEIDELBERG HEIGHTS 3081 | $850,000 | 10/07/2025 |

**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: 17/10/2025 16:30