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	59 Darebin Street, Heidelberg Vic 3084

Indicative selling price

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

Single price $1,899,000

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	98 Brown St HEIDELBERG 3084	$1,990,000	31/10/2025
2	13 Powlett St HEIDELBERG 3084	$1,760,000	26/07/2025
3	134 Cape St HEIDELBERG 3084	$1,750,000	01/07/2025

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: 17/11/2025 11:25

59 Darebin Street, Heidelberg Vic 3084

Nelson Alexander

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3 2 3

Property Type: House

Agent Comments

Indicative Selling Price
$1,899,000
Median House Price
September quarter 2025: $1,678,000

Comparable Properties



98 Brown St HEIDELBERG 3084 (REI)

4 2 3

Price: $1,990,000
Method: Private Sale
Date: 31/10/2025
Rooms: 8
Property Type: House (Res)
Land Size: 605 sqm approx

Agent Comments



13 Powlett St HEIDELBERG 3084 (REI/VG)

4 2 4

Price: $1,760,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 965 sqm approx

Agent Comments



134 Cape St HEIDELBERG 3084 (REI/VG)

5 2 2

Price: $1,750,000
Method: Private Sale
Date: 01/07/2025
Property Type: House
Land Size: 417 sqm approx

Agent Comments

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