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	28/96 Hawdon Street, Heidelberg Vic 3084

Indicative selling price

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

Range between $640,000 & $690,000

Median sale price

Median price $631,000 Property Type Unit Suburb Heidelberg

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	12/87 Mount St HEIDELBERG 3084	$650,000	06/10/2025
2	405/40 Burgundy St HEIDELBERG 3084	$650,000	15/11/2025
3	1/74 Darebin St HEIDELBERG 3084	$640,000	16/06/2025

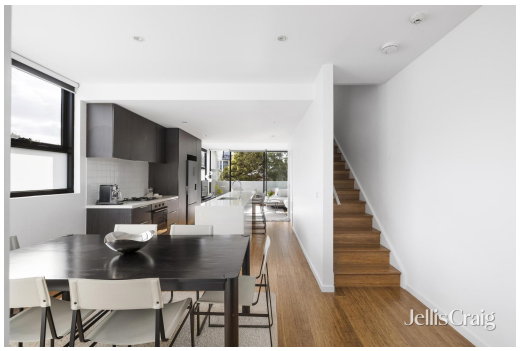
OR

~~**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: 28/11/2025 13:16

28/96 Hawdon Street, Heidelberg Vic 3084

Domenic Malgeri
03 9459 8111
0426 361 392
domenicmalgeri@jelliscraig.com.au



2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
Year ending September 2025: $631,000

Comparable Properties

12/87 Mount St HEIDELBERG 3084 (REI)

2 - -

Price: $650,000
Method:
Date: 06/10/2025
Property Type: Apartment

Agent Comments



405/40 Burgundy St HEIDELBERG 3084 (REI)

2 2 2

Price: $650,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Apartment

Agent Comments



1/74 Darebin St HEIDELBERG 3084 (REI)

2 2 1

Price: $640,000
Method: Private Sale
Date: 16/06/2025
Rooms: 3
Property Type: Apartment

Agent Comments

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