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	1/40 BONAR STREET HEIDELBERG HEIGHTS VIC 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$870,000	&	$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$742,000	Property type	Unit	Suburb	Heidelberg Heights
Period-from	01 Nov 2024	to	31 Oct 2025	Source	Cotality

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 6 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
1/159 NORTHERN ROAD HEIDELBERG HEIGHTS VIC 3081	$875,000	26-Aug-25
5/56 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081	$895,000	26-Jul-25
3/602 UPPER HEIDELBERG ROAD HEIDELBERG VIC 3084	$908,000	15-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 14 November 2025

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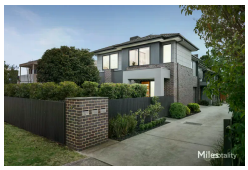

1/159 NORTHERN ROAD HEIDELBERG HEIGHTS VIC 3081

3 2 2

Sold Price **$875,000** Sold Date **26-Aug-25**

Distance **1.71km**



5/56 ALTONA STREET HEIDELBERG HEIGHTS VIC 3081

3 3 2

Sold Price **$895,000** Sold Date **26-Jul-25**

Distance **0.24km**



3/602 UPPER HEIDELBERG ROAD HEIDELBERG VIC 3084

3 2 2

Sold Price RS **$908,000** Sold Date **15-Oct-25**

Distance **0.65km**

RS = Recent sale **UN** = Undisclosed Sale

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