

# 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 211/40 Burgundy Street, Heidelberg Vic 3084

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000 & \$580,000

### Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/01/2025 to 31/12/2025 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	G1/1 Powlett St HEIDELBERG 3084	\$580,000	05/01/2026
2	6/77 Yarra St HEIDELBERG 3084	\$560,000	20/12/2025
3	6/82 Mount St HEIDELBERG 3084	\$530,000	24/10/2025

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: 05/03/2026 12:03

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**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

Year ending December 2025: \$650,000



 2  1  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**G1/1 Powlett St HEIDELBERG 3084 (REI)**

Agent Comments

 2  2  1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 05/01/2026

**Property Type:** Apartment



**6/77 Yarra St HEIDELBERG 3084 (REI)**

Agent Comments

 2  1  1

**Price:** \$560,000

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** Apartment



**6/82 Mount St HEIDELBERG 3084 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 24/10/2025

**Rooms:** 3

**Property Type:** Apartment

Account - Jellis Craig | P: 03 8841 4888



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