

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 205/3-5 Cartmell Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$600,000 & \$660,000

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	403/91 Darebin St HEIDELBERG 3084	\$665,500	23/02/2026
2	6/3 Cartmell St HEIDELBERG 3084	\$600,000	28/01/2026
3	405/40 Burgundy St HEIDELBERG 3084	\$650,000	15/11/2025

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.~~

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Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median Unit Price
Year ending December 2025: \$650,000

Comparable Properties



403/91 Darebin St HEIDELBERG 3084 (REI)

Agent Comments



Price: \$665,500
Method: Private Sale
Date: 23/02/2026
Property Type: Apartment

6/3 Cartmell St HEIDELBERG 3084 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 28/01/2026
Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit



405/40 Burgundy St HEIDELBERG 3084 (REI)

Agent Comments



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

Account - Jellis Craig | P: 03 94321444