

# 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

2/24 Alfred Street, Heidelberg Heights Vic 3081

### Indicative selling price

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

Range between \$800,000 & \$850,000

### Median sale price

Median price \$760,000 Property Type Unit Suburb Heidelberg Heights

Period - From 01/10/2025 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	2/18 Avoca St HEIDELBERG 3084	\$875,000	21/02/2026
2	3/57 Darebin St HEIDELBERG 3084	\$845,000	06/12/2025
3	3/20 Griffiths St BELLFIELD 3081	\$807,000	06/11/2025

**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.~~

This Statement of Information was prepared on:

02/03/2026 10:56

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**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

December quarter 2025: \$760,000



2   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/18 Avoca St HEIDELBERG 3084 (REI)**

Agent Comments

2   2   1

**Price:** \$875,000

**Method:** Auction Sale

**Date:** 21/02/2026

**Property Type:** Townhouse (Res)



**3/57 Darebin St HEIDELBERG 3084 (REI)**

Agent Comments

2   2   1

**Price:** \$845,000

**Method:** Auction Sale

**Date:** 06/12/2025

**Property Type:** Townhouse (Single)



**3/20 Griffiths St BELLFIELD 3081 (REI/VG)**

Agent Comments

2   1   2

**Price:** \$807,000

**Method:** Private Sale

**Date:** 06/11/2025

**Property Type:** Townhouse (Single)

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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