

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

603/8 MARTIN STREET HEIDELBERG VIC 3084

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

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Mar 2025

to

28 Feb 2026

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

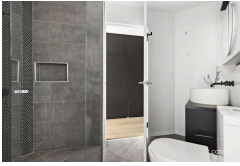
Date of sale

407/443 UPPER HEIDELBERG ROAD IVANHOE VIC 3079	\$435,000	04-Dec-25
301/8 MARTIN STREET HEIDELBERG VIC 3084	\$407,500	17-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: 16 March 2026

**407/443 UPPER HEIDELBERG
ROAD IVANHOE VIC 3079**

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Sold Price **\$435,000** Sold Date **04-Dec-25**Distance **0.39km****301/8 MARTIN STREET
HEIDELBERG VIC 3084**

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Sold Price **\$407,500** Sold Date **17-Oct-25**Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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