

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

2/14 Edgar Street, Heidelberg Vic 3084

Indicative selling price

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

Range between \$940,000 & \$990,000

Median sale price

Median price \$740,000 Property Type Townhouse Suburb Heidelberg

Period - From 23/03/2025 to 22/03/2026 Source Property Data

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 | 2/55 Durham St EAGLEMONT 3084 | \$970,000 | 07/03/2026 |
| 2 | 4/51 Yarra St HEIDELBERG 3084 | \$991,000 | 06/12/2025 |
| 3 | 1/40 Bonar St HEIDELBERG HEIGHTS 3081 | \$970,000 | 22/11/2025 |

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:

23/03/2026 10:24



Rooms: 5

Property Type: Townhouse (Res)

Land Size: 161 sqm approx

Agent Comments

Comparable Properties



2/55 Durham St EAGLEMONT 3084 (REI)

Agent Comments



Price: \$970,000

Method: Private Sale

Date: 07/03/2026

Rooms: 4

Property Type: Unit



4/51 Yarra St HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$991,000

Method: Auction Sale

Date: 06/12/2025

Property Type: Townhouse (Res)

Land Size: 218 sqm approx



1/40 Bonar St HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments



Price: \$970,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)