

# 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 53 Quinn 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 \$1,380,000 & \$1,480,000

### Median sale price

Median price \$1,512,750 Property Type House Suburb Heidelberg

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	63 Banyule Rd ROSANNA 3084	\$1,337,000	21/02/2026
2	31 Beverley Rd HEIDELBERG 3084	\$1,470,000	09/12/2025
3	57 Quinn St HEIDELBERG 3084	\$1,555,500	14/10/2025

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: 20/03/2026 19:05



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 630 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,380,000 - \$1,480,000  
**Median House Price**  
 December quarter 2025: \$1,512,750

## Comparable Properties



**63 Banyule Rd ROSANNA 3084 (REI)**

**Agent Comments**



**Price:** \$1,337,000  
**Method:** Auction Sale  
**Date:** 21/02/2026  
**Property Type:** House (Res)



**31 Beverley Rd HEIDELBERG 3084 (REI/VG)**

**Agent Comments**



**Price:** \$1,470,000  
**Method:** Sold Before Auction  
**Date:** 09/12/2025  
**Property Type:** House (Res)  
**Land Size:** 929 sqm approx



**57 Quinn St HEIDELBERG 3084 (REI/VG)**

**Agent Comments**



**Price:** \$1,555,500  
**Method:** Sold Before Auction  
**Date:** 14/10/2025  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 630 sqm approx

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