

# 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 501a/294 Bell Street, Heidelberg West 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 \$450,000 & \$495,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Heidelberg West

Period - From 01/01/2026 to 31/03/2026 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	701a/294 Bell St HEIDELBERG WEST 3081	\$478,000	15/11/2025
2			
3			

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: 22/04/2026 09:23



Property Type:  
Agent Comments

Indicative Selling Price  
\$450,000 - \$495,000  
Median Unit Price  
March quarter 2026: \$655,000

## Comparable Properties



701a/294 Bell St HEIDELBERG WEST 3081 (REI)

Agent Comments



Price: \$478,000  
Method: Private Sale  
Date: 15/11/2025  
Property Type: Apartment

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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