

# 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 2/180 Hawdon 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 \$680,000 & \$720,000

### Median sale price

Median price \$667,000 Property Type Unit 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	16/51 Dresden St HEIDELBERG HEIGHTS 3081	\$720,000	23/01/2026
2	9/191 Cape St HEIDELBERG 3084	\$694,000	13/12/2025
3	20/127 Hawdon St HEIDELBERG 3084	\$684,000	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: 13/02/2026 16:42



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**Property Type:** Townhouse  
(Single)

[Agent Comments](#)

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median Unit Price**  
December quarter 2025: \$667,000

## Comparable Properties



**16/51 Dresden St HEIDELBERG HEIGHTS 3081 (REI)**

[Agent Comments](#)

2 2 1

**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 23/01/2026  
**Property Type:** Townhouse (Single)



**9/191 Cape St HEIDELBERG 3084 (REI)**

[Agent Comments](#)

2 1 1

**Price:** \$694,000  
**Method:** Private Sale  
**Date:** 13/12/2025  
**Property Type:** Townhouse (Single)



**20/127 Hawdon St HEIDELBERG 3084 (REI/VG)**

[Agent Comments](#)

2 1 1

**Price:** \$684,000  
**Method:** Sold Before Auction  
**Date:** 22/11/2025  
**Rooms:** 4  
**Property Type:** Apartment