

## 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

9/3 WIMPORT 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$599,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Feb 2025

to

31 Jan 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

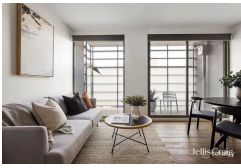
Date of sale

12/74 DAREBIN STREET HEIDELBERG VIC 3084	\$600,000	16-Aug-25
6/77 YARRA STREET HEIDELBERG VIC 3084	\$560,000	22-Dec-25
3/3 ANDREWS STREET HEIDELBERG VIC 3084	\$600,000	08-Dec-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 February 2026


**12/74 DAREBIN STREET  
HEIDELBERG VIC 3084**
 2   
  1   
  1

 Sold Price    **\$600,000**    Sold Date    **16-Aug-25**

 Distance    **0.14km**

**6/77 YARRA STREET HEIDELBERG  
VIC 3084**
 2   
  1   
  1

 Sold Price    <sup>RS</sup> **\$560,000**    Sold Date    **22-Dec-25**

 Distance    **0.67km**

**3/3 ANDREWS STREET  
HEIDELBERG VIC 3084**
 2   
  1   
  1

 Sold Price    **\$600,000**    Sold Date    **08-Dec-25**

 Distance    **0.74km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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