

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 \$880,000 & \$960,000

Median sale price

Median price \$650,000 Property Type Unit Suburb Heidelberg

Period - From 01/04/2025 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	4/581 Upper Heidelberg Rd HEIDELBERG HEIGHTS 3081	\$900,000	13/03/2026
2	1/40 Bonar St HEIDELBERG HEIGHTS 3081	\$970,000	22/11/2025
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:

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Indicative Selling Price

\$880,000 - \$960,000

Median Unit Price

Year ending March 2026: \$650,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



**4/581 Upper Heidelberg Rd HEIDELBERG HEIGHTS
3081 (REI)**

Agent Comments

3 2 2

Price: \$900,000

Method: Private Sale

Date: 13/03/2026

Property Type: Townhouse (Res)



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

Agent Comments

3 3 2

Price: \$970,000

Method: Auction Sale

Date: 22/11/2025

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 94321444



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