

# 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

20 St James Road, 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 \$1,300,000

&

\$1,395,000

### Median sale price

Median price \$1,470,000

Property Type House

Suburb Heidelberg

Period - From 01/04/2025

to

30/06/2025

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	13 Olive Gr HEIDELBERG 3084	\$1,385,000	19/06/2025
2	74-76 Hodgson St ROSANNA 3084	\$1,395,500	11/06/2025
3	9 Invermay Gr ROSANNA 3084	\$1,390,000	24/05/2025

**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:

10/07/2025 12:51



3   1   1

**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,300,000 - \$1,395,000  
**Median House Price**  
June quarter 2025: \$1,470,000

## Comparable Properties



**13 Olive Gr HEIDELBERG 3084 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,385,000  
**Method:** Sold Before Auction  
**Date:** 19/06/2025  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 590 sqm approx



**74-76 Hodgson St ROSANNA 3084 (REI)**

**Agent Comments**

4   2   4

**Price:** \$1,395,500  
**Method:** Private Sale  
**Date:** 11/06/2025  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx



**9 Invermay Gr ROSANNA 3084 (REI)**

**Agent Comments**

3   1   1

**Price:** \$1,390,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House (Res)  
**Land Size:** 609 sqm approx

**Account - Nelson Alexander** | P: 03 9490 2900 | F: 03 9497 1133