

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

6/74 Darebin Street, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$650,000

Median sale price

Median price \$633,000

Property Type Unit

Suburb Heidelberg

Period - From 08/05/2024

to 07/05/2025

Source Property Data

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	G04/74 Darebin St HEIDELBERG 3084	\$636,800	04/03/2025
2	7/74 Darebin St HEIDELBERG 3084	\$625,000	15/02/2025
3	104/55 Yarra St HEIDELBERG 3084	\$665,000	14/02/2025

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:

08/05/2025 10:29

6/74 Darebin Street, Heidelberg Vic 3084

Jellis
Craig

Joe Vicino
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Indicative Selling Price

\$620,000 - \$650,000

Median Unit Price

08/05/2024 - 07/05/2025: \$633,000



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



G04/74 Darebin St HEIDELBERG 3084 (REI)

Agent Comments

2 2 1

Price: \$636,800
Method: Private Sale
Date: 04/03/2025
Property Type: Unit



7/74 Darebin St HEIDELBERG 3084 (REI/VG)

Agent Comments

2 1 1

Price: \$625,000
Method: Private Sale
Date: 15/02/2025
Rooms: 3
Property Type: Apartment

104/55 Yarra St HEIDELBERG 3084 (REI)

Agent Comments

2 2 2

Price: \$665,000
Method: Private Sale
Date: 14/02/2025
Rooms: 4
Property Type: Apartment

Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996



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