Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8/40 Rosanna Road, Heidelberg Vic 3084

Indicative selling price

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

Range between \$670,000	&	\$730,000
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Median sale price

Median price	\$665,000	Pro	perty Type Un	it		Suburb	Heidelberg
Period - From	01/01/2025	to	31/03/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	4/77 St James Rd ROSANNA 3084	\$700,000	29/04/2025
2	2/48 St Hellier St HEIDELBERG HEIGHTS 3081	\$711,000	12/04/2025
3	5/88 Darebin St HEIDELBERG 3084	\$710,000	28/03/2025

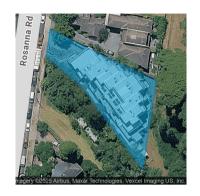
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/06/2025 14:21









Indicative Selling Price \$670,000 - \$730,000 **Median Unit Price** March quarter 2025: \$665,000

Comparable Properties



4/77 St James Rd ROSANNA 3084 (VG)

Agent Comments

Price: \$700,000 Method: Sale Date: 29/04/2025

Property Type: Flat/Unit/Apartment (Res)

2/48 St Hellier St HEIDELBERG HEIGHTS 3081 (REI)

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Agent Comments

Price: \$711,000 Method: Auction Sale Date: 12/04/2025 Property Type: Unit



5/88 Darebin St HEIDELBERG 3084 (REI/VG)

Price: \$710,000 Method: Private Sale Date: 28/03/2025 Property Type: Unit

Agent Comments

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