

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

90 Brown Street, Heidelberg Vic 3084

Indicative selling price

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

Single price

\$1,625,000

Median sale price

Median price

\$1,480,000

Property Type

House

Suburb

Heidelberg

Period - From

01/01/2025

to

31/03/2025

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 | 3/4 Cape St EAGLEMONT 3084 | \$1,565,000 | 19/06/2025 |
| 2 | 1/372 Upper Heidelberg Rd IVANHOE 3079 | \$1,630,000 | 14/03/2025 |
| 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:

25/06/2025 09:55



3 2 2

Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$1,625,000

Median House Price
March quarter 2025: \$1,480,000

Comparable Properties



3/4 Cape St EAGLEMONT 3084 (REI)

Agent Comments

4 2 2

Price: \$1,565,000
Method: Sold Before Auction
Date: 19/06/2025
Rooms: 6
Property Type: Unit



1/372 Upper Heidelberg Rd IVANHOE 3079 (REI)

Agent Comments

3 3 2

Price: \$1,630,000
Method: Private Sale
Date: 14/03/2025
Rooms: 5
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.