

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

23 Bonar Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$903,000

Property Type House

Suburb Heidelberg Heights

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	5a Shakespeare Gr HEIDELBERG HEIGHTS 3081	\$1,150,000	13/06/2025
2	82 Lloyd St HEIDELBERG HEIGHTS 3081	\$1,105,000	09/05/2025
3	3/179 Cape St HEIDELBERG 3084	\$1,080,000	26/04/2025

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:

30/07/2025 13:01



4 2 2

Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
June quarter 2025: \$903,000

Comparable Properties



5a Shakespeare Gr HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

4 2 2

Price: \$1,150,000
Method: Private Sale
Date: 13/06/2025
Property Type: Townhouse (Single)
Land Size: 403 sqm approx



82 Lloyd St HEIDELBERG HEIGHTS 3081 (REI) Agent Comments

4 3 1

Price: \$1,105,000
Method: Private Sale
Date: 09/05/2025
Property Type: House (Res)



3/179 Cape St HEIDELBERG 3084 (REI/VG) Agent Comments

4 3 2

Price: \$1,080,000
Method: Auction Sale
Date: 26/04/2025
Property Type: Townhouse (Res)