

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

606a/294 Bell Street, Heidelberg West Vic 3081

Indicative selling price

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

Range between \$510,000 & \$550,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Heidelberg West

Period - From 01/04/2024 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	3/9 Exeter Ct HEIDELBERG WEST 3081	\$515,000	12/04/2025
2	4/24 McEwan Rd HEIDELBERG HEIGHTS 3081	\$550,000	06/02/2025
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: 07/07/2025 13:11



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$510,000 - \$550,000
Median Unit Price
Year ending March 2025: \$710,000

Comparable Properties



3/9 Exeter Ct HEIDELBERG WEST 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$515,000
Method: Private Sale
Date: 12/04/2025
Property Type: Unit



4/24 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 06/02/2025
Property Type: Apartment

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.