

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

4/49 HAWDON STREET HEIDELBERG VIC 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

219B/21 BELL STREET IVANHOE VIC 3079	\$385,000	01-Apr-25
8/24 MILLER STREET HEIDELBERG HEIGHTS VIC 3081	\$405,000	08-May-25
6/87 MOUNT STREET HEIDELBERG VIC 3084	\$400,000	15-Mar-25

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 6 months.

This Statement of Information was prepared on: 07 July 2025

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**219B/21 BELL STREET IVANHOE
VIC 3079**

Sold Price

\$385,000

Sold Date

01-Apr-25



1



1



1

Distance

0.81km



**8/24 MILLER STREET HEIDELBERG
HEIGHTS VIC 3081**

Sold Price

\$405,000

Sold Date

08-May-25



1



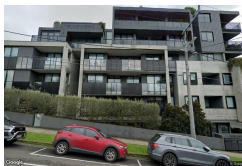
1



1

Distance

1.55km



**6/87 MOUNT STREET HEIDELBERG
VIC 3084**

Sold Price

\$400,000

Sold Date

15-Mar-25



1



1



1

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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