

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

5/46 Barkly Place, Heidelberg Vic 3084

Indicative selling price

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

Range between

\$575,000

&

\$600,000

Median sale price

Median price

\$615,000

Property Type

Unit

Suburb

Heidelberg

Period - From

29/07/2024

to

28/07/2025

Source

Property Data

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	2/24 McEwan Rd HEIDELBERG HEIGHTS 3081	\$580,000	18/07/2025
2	7/212 Waterdale Rd IVANHOE 3079	\$575,000	14/04/2025
3	405/3 Cartmell St HEIDELBERG 3084	\$580,000	05/03/2025

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:

29/07/2025 15:40



Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$575,000 - \$600,000
Median Unit Price
29/07/2024 - 28/07/2025: \$615,000

Comparable Properties



2/24 McEwan Rd HEIDELBERG HEIGHTS 3081 (REI) Agent Comments



Price: \$580,000
Method: Private Sale
Date: 18/07/2025
Property Type: Unit



7/212 Waterdale Rd IVANHOE 3079 (REI/VG) Agent Comments



Price: \$575,000
Method: Private Sale
Date: 14/04/2025
Property Type: Unit



405/3 Cartmell St HEIDELBERG 3084 (REI) Agent Comments



Price: \$580,000
Method: Private Sale
Date: 05/03/2025
Property Type: Apartment

Account - Miles | P: 03 9497 3222 | F: 03 9499 4089