Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36 Alfred Street, Heidelberg Heights Vic 3081

Indicative selling price

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

Single price \$1,375,000

Median sale price

Median price \$900,000	Pro	operty Type Hou	use	Suburb	Heidelberg Heights
Period - From 01/07/2024	to	30/06/2025	Sou	rceREIV	

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

Add	dress of comparable property	Price	Date of sale
1	57 Mortimer St HEIDELBERG 3084	\$1,386,000	28/06/2025
2	24 Greville Rd ROSANNA 3084	\$1,362,000	22/02/2025
3	46 Grove Rd ROSANNA 3084	\$1,325,000	08/02/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/07/2025 14:42





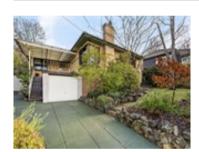




Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,375,000 **Median House Price** Year ending June 2025: \$900,000

Comparable Properties



57 Mortimer St HEIDELBERG 3084 (REI)

Price: \$1,386,000 Method: Private Sale Date: 28/06/2025

Property Type: House

Agent Comments



24 Greville Rd ROSANNA 3084 (REI/VG)

Price: \$1,362,000



Agent Comments

Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 672 sqm approx



46 Grove Rd ROSANNA 3084 (REI/VG)

Price: \$1,325,000 Method: Auction Sale Date: 08/02/2025

Property Type: House (Res) Land Size: 613 sqm approx **Agent Comments**

Account - Nelson Alexander | P: 03 9347 4322 | F: 03 9347 5423





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