

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

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

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/07/2024

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	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 comparable properties 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



 4  3  2

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)

Agent Comments

 3  1  2

Price: \$1,386,000

Method: Private Sale

Date: 28/06/2025

Property Type: House



24 Greville Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  5

Price: \$1,362,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 672 sqm approx



46 Grove Rd ROSANNA 3084 (REI/VG)

Agent Comments

 3  2  3

Price: \$1,325,000

Method: Auction Sale

Date: 08/02/2025

Property Type: House (Res)

Land Size: 613 sqm approx

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