

## 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

1201/294A BELL STREET HEIDELBERG WEST VIC 3081

### Indicative selling price

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

Single Price

or range  
between

\$625,000

&

\$655,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Heidelberg West

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

702/294A BELL STREET HEIDELBERG WEST VIC 3081	\$635,000	07-Nov-24
801/294A BELL STREET HEIDELBERG WEST VIC 3081	\$630,000	23-Oct-24
901/294A BELL STREET HEIDELBERG WEST VIC 3081	\$640,000	25-Nov-24

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: 08 July 2025



**702/294A BELL STREET  
HEIDELBERG WEST VIC 3081**

2 2 -

Sold Price **\$635,000** Sold Date **07-Nov-24**

Distance **0km**

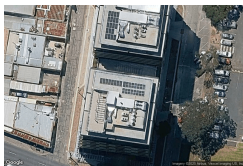


**801/294A BELL STREET  
HEIDELBERG WEST VIC 3081**

2 2 -

Sold Price **\$630,000** Sold Date **23-Oct-24**

Distance **0km**



**901/294A BELL STREET  
HEIDELBERG WEST VIC 3081**

2 2 -

Sold Price **\$640,000** Sold Date **25-Nov-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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