Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Olive Grove, Heidelberg Vic 3084

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,650,000		&		\$1,750,000			
Median sale price								
Median price	\$1,480,000	Pro	operty Type	Hou	se		Suburb	Heidelberg
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	28 Hodgson St HEIDELBERG 3084	\$1,680,000	09/04/2025
2	45 Martin St HEIDELBERG 3084	\$1,530,000	25/03/2025
3	204 Cape St HEIDELBERG 3084	\$1,750,000	10/02/2025

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:

30/06/2025 14:51









Property Type: House Land Size: 592 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price March quarter 2025: \$1,480,000

Comparable Properties

Hits	28 Hodgson St HEIDELBERG 3084 (REI) 4 2 6 4 Price: \$1,680,000 Method: Private Sale Date: 09/04/2025 Rooms: 7 Property Type: House (Res) Land Size: 953 sqm approx	Agent Comments
No.	45 Martin St HEIDELBERG 3084 (REI/VG) 4 2 2 2 Price: \$1,530,000 Method: Private Sale Date: 25/03/2025 Property Type: House (Res) Land Size: 690 sqm approx	Agent Comments
	204 Cape St HEIDELBERG 3084 (REI) 4 3 2 Price: \$1,750,000 Method: Private Sale Date: 10/02/2025 Property Type: House (Res)	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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