

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

9/3 WIMPORT STREET HEIDELBERG VIC 3084

Indicative selling price

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

Single Price

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Heidelberg

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

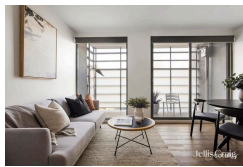
Date of sale

12/74 DAREBIN STREET HEIDELBERG VIC 3084	\$600,000	16-Aug-25
17/15 MCEWAN ROAD HEIDELBERG HEIGHTS VIC 3081	\$585,000	19-Jul-25
2/67A HAIG STREET HEIDELBERG HEIGHTS VIC 3081	\$565,000	17-Oct-25

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.~~

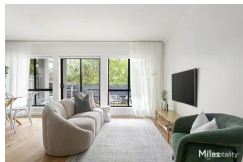
This Statement of Information was prepared on: 09 December 2025


**12/74 DAREBIN STREET
HEIDELBERG VIC 3084**

 2
  1
  1

Sold Price **\$600,000** Sold Date **16-Aug-25**

Distance **0.14km**


**17/15 MCEWAN ROAD
HEIDELBERG HEIGHTS VIC 3081**

 2
  1
  1

Sold Price **\$585,000** Sold Date **19-Jul-25**

Distance **1.48km**


**2/67A HAIG STREET HEIDELBERG
HEIGHTS VIC 3081**

 2
  1
  -

Sold Price **\$565,000** Sold Date **17-Oct-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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