

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

\$575,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 May 2025

to

30 Apr 2026

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

2/74 DAREBIN STREET HEIDELBERG VIC 3084	\$640,000	18-Feb-26
1/12 POWLETT STREET HEIDELBERG VIC 3084	\$580,000	12-Apr-26
2/12 POWLETT STREET HEIDELBERG VIC 3084	\$625,000	10-Mar-26

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: 13 May 2026



**2/74 DAREBIN STREET
HEIDELBERG VIC 3084**

 2  2  1

Sold Price **\$640,000** Sold Date **18-Feb-26**

Distance **0.14km**



**1/12 POWLETT STREET
HEIDELBERG VIC 3084**

 2  -  -

Sold Price **\$580,000** Sold Date **12-Apr-26**

Distance **0.26km**



**2/12 POWLETT STREET
HEIDELBERG VIC 3084**

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Sold Price **\$625,000** Sold Date **10-Mar-26**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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