

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

or range
between

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$676,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Nov 2024

to

31 Oct 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
403/3 CARTMELL STREET HEIDELBERG VIC 3084	\$612,000	21-May-25
5/74 HAWDON STREET HEIDELBERG VIC 3084	\$585,000	06-Sep-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: 14 November 2025



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

 2  1  1

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

Distance **0.14km**



**403/3 CARTMELL STREET
HEIDELBERG VIC 3084**

 2  1  1

Sold Price ^{RS} **\$612,000** Sold Date **21-May-25**

Distance **0.6km**



**5/74 HAWDON STREET
HEIDELBERG VIC 3084**

 2  1  1

Sold Price ^{RS} **\$585,000** Sold Date **06-Sep-25**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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