

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

10a Monash Street, Heidelberg Heights Vic 3081

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$940,000

Median sale price

Median price

\$882,000

Property Type

House

Suburb

Heidelberg Heights

Period - From

01/07/2025

to

30/09/2025

Source

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.

	Address of comparable property	Price	Date of sale
1	1/40 Bonar St HEIDELBERG HEIGHTS 3081	\$970,000	22/11/2025
2	3/602 Upper Heidelberg Rd HEIDELBERG 3084	\$908,000	13/10/2025
3	1/4 Derna St HEIDELBERG WEST 3081	\$920,000	29/09/2025

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:

23/11/2025 12:20

10a Monash Street, Heidelberg Heights Vic 3081



Property Type:
Agent Comments

Indicative Selling Price
\$940,000
Median House Price
September quarter 2025: \$882,000

Comparable Properties



1/40 Bonar St HEIDELBERG HEIGHTS 3081 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 22/11/2025
Property Type: Townhouse (Res)



3/602 Upper Heidelberg Rd HEIDELBERG 3084 (REI/VG)

Agent Comments



Price: \$908,000
Method: Private Sale
Date: 13/10/2025
Property Type: Townhouse (Res)



1/4 Derna St HEIDELBERG WEST 3081 (REI/VG)

Agent Comments



Price: \$920,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Res)

Account - McGrath Doncaster | P: 03 8822 6188



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