

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 5/7 Cypress Street, Heidelberg West Vic 3081
Including suburb and postcode

Indicative selling price

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

Range between \$735,000 & \$795,000

Median sale price

Median price \$779,000 Property Type House Suburb Heidelberg West
Period - From 01/10/2025 to 31/12/2025 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	1/341 Bell St BELLFIELD 3081	\$786,000	21/01/2026
2	1/352 Liberty Pde HEIDELBERG WEST 3081	\$760,000	11/11/2025
3	2/10 North Cr HEIDELBERG WEST 3081	\$755,000	23/08/2025

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:

29/01/2026 09:55



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1

Property Type:

Flat/Unit/Apartment (Res)

Agent Comments**Indicative Selling Price**

\$735,000 - \$795,000

Median House Price

December quarter 2025: \$779,000

Comparable Properties

**1/341 Bell St BELLFIELD 3081 (REI)**

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1



2

Agent Comments**Price:** \$786,000**Method:** Private Sale**Date:** 21/01/2026**Property Type:** Townhouse (Single)**Land Size:** 350 sqm approx**1/352 Liberty Pde HEIDELBERG WEST 3081 (REI/VG)**

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2

Agent Comments**Price:** \$760,000**Method:** Private Sale**Date:** 11/11/2025**Property Type:** Townhouse (Single)**2/10 North Cr HEIDELBERG WEST 3081 (REI/VG)**

3



2



1

Agent Comments**Price:** \$755,000**Method:** Auction Sale**Date:** 23/08/2025**Property Type:** Townhouse (Res)**Account - Collings Real Estate | P: 03 9486 2000**