

## 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

909B/294 BELL STREET HEIDELBERG WEST VIC 3081

### Indicative selling price

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

Single Price

\$360,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Unit

Suburb

Heidelberg West

Period-from

01 Mar 2025

to

28 Feb 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

905B/294 BELL STREET HEIDELBERG WEST VIC 3081	\$350,000	02-Mar-26
403B/294 BELL STREET HEIDELBERG WEST VIC 3081	\$340,000	-
606B/294 BELL STREET HEIDELBERG WEST VIC 3081	\$400,000	-

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: 17 March 2026

# AREA SPECIALIST

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**905B/294 BELL STREET  
HEIDELBERG WEST VIC 3081**

1 1 1

Sold Price <sup>RS</sup> **\$350,000** Sold Date **02-Mar-26**

Distance **0.02km**



**403B/294 BELL STREET  
HEIDELBERG WEST VIC 3081**

1 1 1

Sold Price **\$340,000** Sold Date **-**

Distance **0km**



**606B/294 BELL STREET  
HEIDELBERG WEST VIC 3081**

1 1 1

Sold Price **\$400,000** Sold Date **-**

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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