

## 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

301/40 BURGUNDY STREET HEIDELBERG VIC 3084

### 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

or range  
between

\$630,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Heidelberg

Period-from

01 Oct 2024

to

30 Sep 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 401/40 BURGUNDY STREET HEIDELBERG VIC 3084 | \$645,000 | 26-Sep-25 |
| 1/1A BURGUNDY STREET HEIDELBERG VIC 3084   | \$820,000 | 21-Jun-25 |
| 8/40 ROSANNA ROAD HEIDELBERG VIC 3084      | \$750,000 | 01-Jul-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: 08 October 2025



**401/40 BURGUNDY STREET  
HEIDELBERG VIC 3084**

 2  2  2

Sold Price <sup>RS</sup> **\$645,000** Sold Date **26-Sep-25**

Distance **0km**

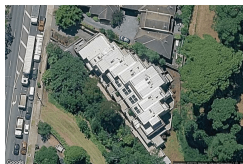


**1/1A BURGUNDY STREET  
HEIDELBERG VIC 3084**

 2  2  1

Sold Price <sup>RS</sup> **\$820,000** Sold Date **21-Jun-25**

Distance **0.19km**



**8/40 ROSANNA ROAD  
HEIDELBERG VIC 3084**

 2  -  -

Sold Price **\$750,000** Sold Date **01-Jul-25**

Distance **0.3km**



**G01/55 YARRA STREET  
HEIDELBERG VIC 3084**

 2  2  1

Sold Price **\$665,000** Sold Date **16-Jan-25**

Distance **0.42km**

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

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